



The Peacock's Tale

March 2011

Peacock Hill Community Association Newsletter

Susan Gass, Editor

PHCA 2010-11

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PHCA Office

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Association Management
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PHCA ADDRESS

PHCA c/o
Real Property, Inc
Association Management
1500 Amherst St., Ste 3
Charlottesville, VA 22903-5158
Phone: 434-971-1600
Fax: 434-971-5514

Peacock Hill Service Company

Cynthia Schnaitman, President
Bert Toulette, Manager
P.O. Box 284
Ivy, VA 22945
Phone: 434-245-7099
E-Mail: phsc@comcast.net
Website: www.peacockhillsc.com

PHSC Billing Information:

Sydnor Hydro, Inc
P.O. Box 27181
Richmond, VA 23261
804-643-2725 ext 245

After-hour Emergencies:

804-257-7773

Board Tackles Lake "Bloom"

Even a casual glance at the PHCA lake indicates that there is a problem with algae growth. This is a carry-over from an algae growth problem which arose last fall, too late in the season to treat. RPI has been in consultation with several lake management and environmental science experts both within and outside our community to collect recommendations for both a short- and long-term solution or set of solutions to the continuing growth of algae, watermeal, and duckweed in our lake. A short-term solution which will involve a chemical treatment of the lake, similar to that done in the past to address nuisance plant growth problems, will be made in the coming weeks. Long-term solutions which will allow us to better control the growth of algae, watermeal, and duckweed are being sought from a number of lake water management consultants.

Newsletter Editor:

Looking for interested person who would like to take over quarterly PHCA newsletter. email ben@realpropertyinc.com

PHCA Tennis Players

Tennis season is almost here, and if last year is any indication, our beautiful courts will see plenty of use.

- Be considerate and limit your play to ONE HOUR when others are waiting.
- Courts are for the exclusive use of Peacock Hill residents, lot owners and their *accompanied guests*.
- Use is on a first come-first serve basis.
- Please remind your kids – no pets, skateboards or bikes permitted; soft-soled shoes only. We want to keep our courts in great shape!

Need to hook-up with someone to play with on a Saturday morning, or interested in finding a doubles group to play with regularly? Just post a note to members@peacockhill.org with your name, phone and skill level. Someone else may just be ready to serve it up!!



Welcome New Residents

<i>Eleanor Cartwright</i>	<i>218 Turkey Ridge Road</i>
<i>John Freeman</i>	<i>70 Apple Lane</i>
<i>John & Susanna Fuller</i>	<i>320 Heron Lane</i>
<i>Mary Kulchar</i>	<i>230 Turkey Ridge Road</i>

What All Members Should Know....

By PHCA Manager, Doug Brooks

Selling or renting your home? Please notify Real Property as soon as possible of the impending sale or rental date, names of purchasers or tenants. This allows for easier transfer of billings. If you are leasing/renting your home you must provide both the PHCA and PHSC offices documentation of lease agreement, showing responsibility for payment of homeowner's dues and water utilities. Document packages may also be obtained by contacting Real Property, Inc, (434) 971-1600..

Dog Leash Law: Peacock Hill is included in the Albemarle County Dog Leash Law Ordinance jurisdiction. It is unlawful to allow dogs to freely roam without a leash or not be under the control of its owner by way of Peacock Hill. The Animal Control Officers will pick up roaming dogs. Please make sure that your dogs are properly licensed and tagged. If a free roaming dog(s) bothers you, please call the Albemarle County Animal Control Office at 977-9041.

The Lake: The Lake is for the **exclusive use of Peacock Hill residents**, Lot owners and their **accompanied** guests. Swimming, unmotorized boating are at your own risk. Additionally, the Association will not be liable for any canoes or boats left at the lake. Please note the **No Parking Signs on the lake road – this is reserved for emergency vehicles only!** **DO NOT drive or park vehicles on the lake common grounds – park along the sides of Peacock Drive.**

Tennis Courts: Courts are for the exclusive use of Peacock Hill residents, Lot owners and their **accompanied** guests. Use is on a first come-first served basis.
To preserve courts, use is limited to TENNIS PLAYING ONLY. NO PETS, BIKES OR SKATING PERMITTED.

PHCA Homeowner's Payments: Dues are billed quarterly and due within 60 days. Payment checks should be made payable to Peacock Hill Community Association c/o Real Property Inc., 1500 Amherst St, Ste #3, Charlottesville, VA 22903-5158. **DO NOT COMBINE OR INCLUDE PAYMENTS TO PEACOCK HILL SERVICE COMPANY IN THE SAME ENVELOPE.**

Planning a Project...get an early start... contact the Environmental Preservation Board (EPB):

New construction, exterior remodeling, additions, tree removal and major landscaping changes require EPB approval **prior to starting your project.**

All PHCA members are reminded to review your EPB Documents in order to receive approval of your submissions and what documents are needed. Charges may be implemented for new construction and for changes. Should you have any questions regarding EPB matters, please call the office.

EPB requirements and application Available online at:

<http://peacockhill.org> or contact ben@realpropertyinc.com.



PHCA ANIMAL ETIQUETTE

- Remember, Peacock Hill has a leash law. Dogs must be under control at all times.
- Barking dogs are a disturbance. Please take your dog inside.
- Be considerate of your neighbor's yards when walking your dogs.
- Consider using a poop bag.

PHCA HOMEOWNERS PACKET: If you have plans to sell your home or lot, contact PHCA office a.s.a.p. to arrange for pickup of the packet for your potential buyer. Packets are \$125.00 – *don't wait until the last minute to order!*

PH Properties currently on the market

607 Big Oak Rd
797 Gilliams Mtn Rd

(Any omissions or errors are unintended)



Trash Notice

DO NOT PLACE YOUR TRASH OUTSIDE OR ON TOP OF DUMPSTERS!!

Compress trash & breakdown boxes

Be sure to close the doors as well. Dumpsters are for household items ONLY. Large boxes, furniture, and construction debris, paint, flammable or toxic materials, batteries and fluorescent lights should be taken to the Ivy Landfill.

VIOLATORS LEAVING TRASH OUTSIDE DUMPSTERS WILL BE CHARGED FOR CLEANUP!!!

Stream Recycling:

Complete list of recyclables can be reviewed at: <http://peacockhill.org/documents/RecyclableItems.pdf>

Contractors: NO construction debris allowed in dumpsters.

Illegal dumping – jot down license plate number; send to ben@realpropertyinc.com.

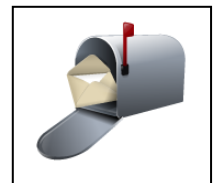
Recycling and battery disposal available at Ivy Landfill 7:30am-4:00 pm T-Sat

WATCH THE NEWS FOR ANNUAL FREE HAZARDOUS WASTE DISPOSAL DAYS

<http://avenue.org/rswa/servicefees.htm>

All e-mails for Peacock Hill matters should be sent to the following addresses:

ben@realpropertyinc.com or doug@realpropertyinc.com





DON'T BE LEFT OUT OF THE KNOW! PHCA Email DISTRIBUTION List

Over 120 PHCA neighbors have already subscribed to the "Members Only" Peacock Hill Website.

- To join, visit <http://peacockhill.org> and follow the link.
- Remember to update email addresses and phone numbers.
- To post a message to all the list members, send email to members@peacockhill.org.

NEW!! PHCA Members-Only Web Page Available

Access to this members-only web page is controlled through a **special username and password:**

Username: [phcamembers](#)

Password: [gr8place2lv](#)

Please let me know if you have trouble accessing this new web page. Jeff Mangum jgmangum@gmail.com

Quick Start Tennis for the 10 and Under Crowd

QuickStart is looking for a Peacock Hill resident or two who would like to be trained to teach kids 10 and under how to play tennis using the USTA's new "play to learn" QuickStart Tennis format on your neighborhood courts. You don't need to be a tennis pro to teach kids **QuickStart**.

QuickStart ran a similar program in Fontana last year and they had 27 kids participate. Lake Monticello started a program two summers ago. The programs are run under the auspices of the Homeowners Association. We call it: Neighborhood QuickStart: <http://www.quickstartcentral.org/pages/index.cfm?siteid=14304>

A **QuickStart Tennis Workshop** coming up on April 9th from 2:00 to 5:30 PM on the QuickStart courts at Farmington. Flyer attached. We hope Peacock Hill residents will want to participate. Playing QuickStart is a lot of FUN!

Lots of exciting things are going on for 10 and Under (10U) Tennis in our community. We were selected as a pilot market for the USTA's new 10U Tennis Initiative last year and will be receiving \$80,000 to invest in our tennis community over the next three years. We're kicking off the Charlottesville Area 10U Tennis Pathway on May 7th at the 4th annual QuickStart Tennis Day. You can get a sneak preview at www.tennispathway.com.

If you have any questions, contact: Lynda Harrill, QuickStart Tennis Coordinator
QuickStartCentral@comcast.net (434) 244-9644 www.quickstartcentral.org

Burn Laws: A Guide to open air burning in Albemarle County

- Fire must be attended at all times
- Adequate means of extinguishment must be on-site at all times
- Must maintain a minimum of 50 feet clearance around pile at all times
- The location for any open burning shall not be less than 50 feet from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet of any structure.
- No flammable/combustible liquids or solids shall be placed in the fire.
- Fires in approved containers shall be permitted, provided that such fires are not less than 15 feet from any structure.
- Must comply with all applicable Federal, State, and Local laws, rules, regulations, codes and ordinances.

For more info:

http://www.albemarle.org/upload/images/Forms_Center/Departments/Fire_and_Rescue/Forms/Burn_Law_Pamphlet.pdf

OPEN AIR FIRES UNLAWFUL BEFORE 4PM 15 FEBRUARY -30 APRIL

Classifieds Section

SUPPORT OUR PEACOCK HILL TEENS THEY'RE LOOKING FOR WORK AND WAYS TO MAKE MONEY!!

Calling all babysitters, house sitters, pet sitters, yard workers, tutors, etc. If you'd like to have your services advertised in the Peacock Hill Newsletter or have items to sell or want to buy, e-mail ben@realpropertyinc.com or call Susan Gass at 242-4326

Odd Jobs

Jake Nidiffer 296-2067: Weeding, mulching, trimming, raking, general maintenance

Babysitting

Morgan Pastorfield 977-9494

Rachel, Dana & Sam Isaacs 984-0678

Samantha Mangum 296-4891

Carlin & Eileen Barber 977-7050

Pet Sitting &/or Dog Walking

Michael O'Neal 245-0130

Samantha & Holly Mangum 296-4891

Carlin & Eileen Barber 977-7050

Jessica Trice 979-3886

Jake Nidiffer 296-2067

Sam, Dana & Rachel Isaacs 984-0678

Piscespetservices.com 249-5450

Tennis Lessons for Elementary School Kids!!

Contact **Matt Mandell** if you would like to arrange for lessons on the Peacock Hill Courts;

monkeymatt56@gmail.com ph: 293-3177 or

emandell820@gmail.com cell: 434-249-1613 (Mom)

Local Preschools

www.ivypreschool.com -- Evelyn 434-963-4684

Montessori Preschool home-based program: contact

Cynthia Jordan Fisher at cfjmoms@yahoo.com

Landscaping/Yard Work/General Maintenance:

Country Touch Landscaping -- 996-0107

Hershey Construction: Remodeling, additions, General Repair -- 434-831-2007

Tree Service:

Mike Umpstadter --Final Touch Tree Service--295-2434

David Frazier -- 434-960-7797

Eddie's Tree Service -- 434-996-0772

Housekeeping: Brenda Birkhead 960-4681

Music and Art Lessons in Ivy:

www.ivyartsandmusic.com or call Pam at 984-0099

Performing Arts Advocacy Group.. MUSIC

MATTERS www.albemarlecounty.org



Peacock Hill Grapevine

On The Horizon for Peacock Hill

- **PHCA Website:** postings, directory, newsletters
<http://peacockhill.org>
User name: [phcamembers](#)
Password: [gr8place2lv](#)
- **Newsletter Editor:** Looking for interested person who would like to take over quarterly PHCA newsletter. email ben@realpropertyinc.com
- **PHCA Board Meetings** –if you'd like to attend or have agenda item, email ben@realpropertyinc.com
- **WANTED: Articles of interest & contributions** to the Peacock's Tale! Including CLASSIFIEDS and nominations for Good Neighbor Awards. Send email titled PHCA Newsletter to ben@realpropertyinc.com
- **Ben Wilson** –Manager, Peacock Hill (office at Old Trails) ben@realpropertyinc.com 823-4408

Important Numbers To Have Handy!

All Emergencies.....	911
Albemarle County Police (Non Emergency)	977-9041
Animal Control Officer.....	977-9041
County School Info.....	296-5881
County School Closing Info.....	296-5886
VDOT.....	1-800-FOR ROAD
Daily Progress Circulation.....	978-7201
Dominion VA Power	1-888-667-3000
Comcast Cable.....	1-888-683-1000
Peacock Hill Office.....	971-1600 ext 102
Peacock Hill Service Company.....	245-7099
PHSC After-Hour Emergencies	804-257-7773
PHSC Billing.....	804-643-2725 ext 245



**Please Obey Speed Limit and Stop Signs!!!
Peacock Hill Children at Play! Be mindful of
dogwalkers, joggers and residents out for a
pleasant stroll!!!**

Think Green --- Recycle!!

Donations Needed: Clothes, Toys, small household items are always welcome at the Olive Tree in Crozet.. Please drop off items in "good" to "excellent shape instead of tossing in dumpster. or Email Karen at erikgauss@comcast.net for pickup!