



The Peacock's Tale

March 2010

Peacock Hill Community Association Newsletter

Susan Gass, Editor

PHCA 2009-10 Board of Directors

Jeff Mangum, President
Mary Barnes, Secretary
Jacqui Koenig, Treasurer
Claire Metz
Charles Molhoek
Michelle Nikiforov
Erica Payne
Laura Schundler

Environmental Preservation Board (EPB)

Charles Molhoek, Chairperson
Jerry Dixon
Neil Nicoll
Molly Crowell
Rusty Schundler
Jeff Mangum

PHCA Office

Douglas Brooks,
Managing Agent,
Association Management

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
E-Mail:
doug@realpropertyinc.com

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

STREAM RECYCLING COMES TO PEACOCK HILL

For those of you who have recently placed recyclable materials in the PHCA recycling bin, you probably noticed some changes. As part of a review of our trash and recycling contracts, we now use Waste Management as our recycling contractor. This change has resulted in greater flexibility with regards to the materials that we can place in the PHCA recycling bin. Below is a list of appropriate material that can be recycled. The recycling container is co-mingled, which is to say you do not have to separate your recyclable material. Anything on the list below can be put into the dumpster for recycling.

The pickup day for the recycling container is either at the end of the day on Wednesday, or first thing Thursday; it depends on how their route goes on Wednesday as to whether they have time to get to it. So - if it's not picked up on Wednesday, it will be first thing Thursday morning. Contact Ben Wilson if you have any problems, questions or concerns.

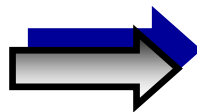
RECYCLING ACCEPTABLE ITEMS

Brown Paper Bags, Cardboard, Catalogs, Magazines
Phone books; Chipboard (cereal boxes, shoe boxes, etc)
Colored paper, Computer paper, Envelopes, white ledger paper
Newspapers and junk mail
Glass bottles and jars; Plastic bottles and jugs
Tin and steel cans, empty aerosol cans

RECYCLING NON-ACCEPTABLE ITEMS

Aluminum foil, Auto glass or ceramics, Batteries
Film canisters, Light bulbs, Painted wood, Paper towels
Plastic grocery bags (Please return to your supermarket)
Plastic wrap, Porcelain, Styrofoam, Treated Wood

Please read exact information on front of recycling receptacle



NEW PHCA EMAIL DISTRIBUTION & WEB SITE:

<http://peacockhill.org>

All residents are encouraged to visit the community site and use the link on the entry page "[PHCA members-only email distribution list signup form](#)" to sign up NOW so you can receive all the latest announcements, events and news.



*Welcome New Residents who moved into
Peacock Hill within the last year!*

<i>Sally Henderson</i>	<i>818 Gilliams Mtn Rd</i>
<i>Florence Turrentine</i>	<i>801 Gilliams Mtn Rd</i>
<i>Caroline Ayres</i>	<i>85 Apple Lane</i>
<i>James & Elizabeth Stalfort</i>	<i>445 Peacock Dr</i>
<i>Karin Taylor</i>	<i>202 Turkey Ridge Rd</i>

**SPRING FORWARD ...FALL BACK
DAYLIGHT SAVINGS TIME BEGINS on Sunday,
March 14, 2010 at 2 a.m.** Every spring we move our clocks one hour ahead and "lose" an hour during the night.



What All Members Should Know....

By PHCA Manager, Doug Brooks

Selling or renting your home? Please notify me 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 Doug Brooks at Real Property, Inc, (434) 971-1600 ext 102.

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!** Also, **please do not drive or park vehicles on the lake common grounds – park along the sides of Peacock Drive.**

TENNIS COURTS: You are reminded that the 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 PHCA website <http://peacockhill.org> or contact doug@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

705 Acorn Lane
270 Grey Dove Lane
503 Shady Lane
218 Turkey Ridge Rd

(Any omissions or errors are unintentional)



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.

Inform your contractors: NO construction debris allowed in dumpsters. VIOLATORS LEAVING TRASH OUTSIDE DUMPSTERS WILL BE CHARGED FOR CLEANUP!!!

Illegal dumping – jot down license plate number and send to Doug@realpropertyinc.com

Newspaper 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 address:
doug@realpropertyinc.com or ben@realpropertyinc.com



NEW PHCA Email DISTRIBUTION LIST

All residents are encouraged to subscribe to this email distribution list

Go to <http://peacockhill.org> and use the link on the entry page

A feature included in our new web site (<http://peacockhill.org>) is an email distribution list service. To improve the efficiency at which Real Property and the Board communicates with homeowners, we will be replacing the current homeowner email distribution list with a hosted email distribution list whose address is "members@peacockhill.org". Several things to note about this new email distribution list:

- All postings to the new list are moderated. This means that all postings to the list are first reviewed before distribution.
- Subscribers manage their own subscription options via a simple web-based interface. This will allow subscribers to easily update the email address to which postings are sent, modify distribution options, and even unsubscribe if desired.
- This email distribution list will be used exclusively for distribution of information relevant to Peacock Hill residents.

Examples of communications that the Board and RPI would send to this distribution list are:

- Notices about upcoming events, such as the PHCA annual membership meeting.
 - "FYI" information from RPI of general interest, such as wild animal (bear, coyote, etc.) sightings in the neighborhood.
- After you register, you will receive an email message asking for confirmation that you really want to be subscribed to the list. This is to prevent anyone from subscribing you to the list without your permission.
- Follow the instructions given in the message to confirm your wish to be subscribed.
 - A moderator will also need to confirm your subscription.
 - Once you confirm your address and the moderator approves your subscription, you will receive another message welcoming you to the list. This message contains some useful information including your list password and some quick links for changing your options, so you may want to save it for later reference.

If you have questions or need help subscribing to members@peacockhill.org, please contact Jeff Mangum.

IN MEMORIAM: David L. Klug

We were saddened to hear of the loss of one of our long-time residents, David L. Klug, on Friday, February 5, 2010, at his home. Dave served on the PHCA Board from 2006 through 2009, serving as Vice President for two years. Driven by a real sense of fairness, Dave regularly provided insightful commentary on the various topics that the homeowner's association board encountered.

Dave was born on August 12, 1934, in St. Louis, Missouri and is survived by his wife of 46 years, Susan Klug; a son, David Klug of Bowie; two daughters Karin Klug-Lais and Sharra Klug, and five grandchildren. Dave and Suzy have lived in Peacock Hill since 1996.

Dave served for 20 years in the Air Force and Army Reserves. He then worked as an engineer in research and development. Dave was a member of the Monticello Blue Ridge Coin Club, the American Legion and the Alumni Association at University of Missouri. His many interests ranged from art glass and art deco to coins to music to American Indian pieces. While not a die-hard Sci-Fi fan, he was definitely a Trekkie.

Donations in his name can be sent to the Southwest Indian Foundation. <http://www.southwestindian.com>. You can read Dave's complete obituary at <http://www.legacy.com/obituaries/dailyprogress/obituary.aspx?n=david-l-klug&pid=139611723>.



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!! (See article at top of page for details).



Classifieds Section

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 doug@realpropertyinc.com or call Susan Gass at 242-4326

SERVICES:

WWW.IVYPRESCHOOL.COM Evelyn 434-963-4684

Babysitting

- Morgan Pastorfield 977-9494
- Samantha Mangum 296-4891
- Carlin Barber 977-7050
- Chelsea Trice 979-3886
- Rachael Nidiffer 296-2067
- Sam & Rachael Isaacs 984-0678

Pet Sitting & Dog Walking

- Michael O'Neal 245-0130
- Samantha Mangum 296-4891
- Carlin Barber 977-7050
- Jessica & Chelsea Trice 979-3886
- Jake Nidiffer 296-2067
- Sam & Rachel Isaacs 984-0678

Landscaping/Yard Work/General Maintenance:

- Country Touch Landscaping -- 996-0107
- LandPower Landscaping -- 296-0026
- Eddie's Home Improvement--Doug Taylor--985-4165 or Cell: 434-996-0772
- Hershey Construction: General Repair -- Allen & Jewell Hershey --434-831-2007

Absolute Lawn & Property Services Richard Wright-- Free Est. cell: 434-987-4151 email: ALPS.LLC@gmail.com

Tree Service:

- Brock Cleveland – Cleveland Tree Service – 286-4369
- Mike Umpstadter –Final Touch Tree Service--295-2543
- Doug Taylor – Eddie's Tree Service – 985-4165
- William Carver –Carver's Tree Service – 540-948-6232
- Bonded and Insured – Free Estimates

FOR SALE:

2005 Honda Rebel Motorcycle: 275 mi –call Karl at 466-6687.



Peacock Hill Grapevine

On The Horizon for Peacock Hill

- **NEW Signs posted: CHILDREN AT PLAY** --please exercise caution when driving around the curves!!
- **PHCA WEBSITE & EMAIL distribution:** <http://peacockhill.org>
- **PHCA Board Meetings** --if you'd like to attend or have agenda item, email doug@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 doug@realpropertyinc.com
- **Ben Wilson** – co-manager of Peacock Hill (office at Old Trails) ben@realpropertyinc.com 823-4408

Montessori Preschool Opening –

Montessori Program which meets three mornings a week in Ivy currently has an opening for a preschool age girl. Cynthia Jordan Fisher, who teaches Montessori Mornings for parents and their infants/toddlers and previously owned *The Village Playhouse*, has a small home-based program which meets T/W/Th. Cynthia can be reached at cjfmoms@yahoo.com. (from Katie Fusco 825-2719)

Housekeeping: If anyone is looking for an honest, dependable, loyal, dedicated, hardworking housekeeper please call Brenda Birkhead at 434-823-4650 or cell 434-960-4681. References available from PHCA resident Cathy Sacks. **Reasonable Rates.**

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 Residency..... 293-0011
- Daily Progress Circulation..... 978-7201
- Dominion VA Power1-888-667-3000
- 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
SPRING SCHOOL BREAK:
April 5-9th, 2010



NO --NO --NO!!
 Do not deposit trash outside of containers. It will not be picked up. It costs PHCA **extra** money to get the mess cleaned up. Waste Management does **NOT** get out of the truck!