



The Peacock's Tale

Sept 2011

Peacock Hill Community Association Newsletter

Susan Gass, Editor

PHCA 2010-11

Board of Directors

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Jerry Dixon
Neil Nicoll
Molly Crowell
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Jeff Mangum

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

******Mark Your Calendar******



**2011 Peacock Hill Community Association
General Membership Meeting**
Wednesday, October 19th, 2011 6:30 PM – 8:30 PM
VL Murray Elementary School Cafeteria

Newsworthy:

- Watch for changes at the dumpster area come December. Peacock Hill will be switching to Time Disposal single-stream recycling. More information will be forthcoming as that date approaches!!
- Halloween Party at Playground Monday October 31st !!!

Special Collection Days at Ivy Materials Utilization Center

- **Saturday, October 29th - Hazardous Household Waste** --materials accepted on this day include acids, antifreeze, gasoline, kerosene, motor oil, adhesives, pesticides, household cleaners, floor and furniture polish, paint-related products and solvents, batteries and fluorescent tubes.
NOTE: Hours of Operation are 9:00 a.m. to 2:00 p.m.
- **Saturday, Nov 5th - Furniture and Mattresses**
- **Saturday, Nov 12th - Appliances** (Refrigerators, Freezers, Washers, Dryers, Stoves, Furnaces, Water Heaters)
- **Saturday Nov 14th - Tires** (on & off rim, truck or car). Limit 25 Tires per vehicle. No oversized tires will be accepted.
- **Hours of operation are 7:30a.m. to 4:00p.m. unless noted above**
- **Amnesty items will be accepted at NO CHARGE** from residents of Albemarle County and the city of Charlottesville on the designated days!



FALL BACK ---

DAYLIGHT SAVINGS TIME ENDS on Sunday, November 6th, 2011 at 2 a.m. Enjoy the extra hour of sleep as we move our clocks back an hour and gain extra daylight in the morning hours!!

Join the PHCA Email DISTRIBUTION List

Get the latest *Notices, newsletters, Resident postings, Directory*

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

PHCA Members-Only Web Page Available

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

Username: [phcamembers](#) **Password:** [gr8place2lv](#)

If you have trouble accessing the web page, contact: jmangum@gmail.com

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

616 Big Oak Road
265 Turkey Ridge Rd
248 Blue Rock Ridge



(Any omissions or errors are un-intended)



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.

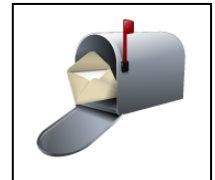
Recycling and battery disposal available at Ivy Landfill 7:30am-4:00 pm T-Sat

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





News from Peacock Hill Service Company

Late last fall there was a **Summary Report published by the Rivanna Waste Authority** concerning the Ivy landfill and a cobalt plume. We have studied the report and graphs and had discussions with other people experienced in water quality and believe our water supply is and has been safe. We continue to monitor this issue. For a copy of this report, please email phsc@comcast.net or call 434-245-7099 and leave your name and address and we will mail a hard copy of the report.

A copy of the **2010 Water Quality Report** can be found on our web site www.peacockhillsc.com
We are in process of doing long term planning to insure a safe and adequate water supply in compliance with State mandates. We also need to consider drought conditions, and our aging infrastructure. This includes implementing improvements to our system, updating our web site and emergency planning

If you are interested in finding out more information on these questions or have questions of your own, please attend the **Home Owners general meeting on October 19th at 6:30 PM in the Murray Cafeteria** where we will provide more information.

We welcome your input whether in person, by email or letter. Please make sure we have your current email address as that is our most efficient means of communication when we have a water problem. We keep your email address in strict confidence.

Any water issues contact Sydnor Hydro at 804-643-2725 ext 245

After-hour Emergencies:

804-257-7773

or contact PHSC, and as always continue to be observant for leaks and problems – Thank you.
Cynthia Genet Schnaitman

GOOD NEIGHBOR AWARDS to:

- ***Cameron Gott for clearing the trail from the dam to Well 8 access road several weeks ago using a sickle!!***
- ***Connie Mangum for enhancing Peacock Hill Entrance with plants and flowers.***



FALL CLEAN-UP REMINDERS

Debris Dumping on Common Ground: The Board would like to remind all residents that dumping of debris of any kind on common property is not allowed.

Keep Those Culverts Clear or Watch Your Road Float Away: Leaf buildup can be a particular problem this time of year. Removal of excess forest debris will aid in the proper drainage of the road surfaces in Peacock Hill.

PHCA Board of Directors thanks you for your cooperation!

Classifieds Section

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

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!!

Matt Mandell monkeymatt56@gmail.com ph: 293-3177

Spanish Tutor - Elementary thru high school. College Senior majoring in Spanish/Business, studied abroad. Reasonable rates. Vanessa Gauss @ 466-5730 or

vgauss@mail.umw.edu

Local Preschools

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

Montessori Preschool home-based program for ages 1yr-18mos.:

Openings for Fall 2011, contact Cynthia

Jordan Fisher at cjimoms@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

- **Halloween Party at Playground --Monday October 31st**
- **General Membership Meeting -- Wednesday, October 19th 6:30 PM at Murray Cafeteria**
- **Contact jgmangum@gmail.com if interested in joining your fellow neighbors to help improve the neighborhood!!**
- **PHCA Board Meetings** --if you'd like to attend or have agenda item, email ben@realpropertyinc.com
- **PHCA Website: postings, directory, newsletters**
<http://peacockhill.org>
User name: **phcamembers** Password: **gr8place2lv**
- **WANTED: Articles of interest & contributions** to the Peacock's Tale! 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 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

Think Green --- Recycle!! Donations Needed:

Clothes, Toys, small household items are welcome at **Olive Tree in Crozet..** Please drop off items in good to excellent shape *instead of tossing in dumpster.* Contact Karen at kgauss@pvcc.edu for pickup!



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