



The Peacock's Tale

Sept 2012

Peacock Hill Community Association Newsletter

Susan Gass, Editor

PHCA 2011-12

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Molly Crowell
Rusty Schundler
Ryan MacDonald

PHCA Office

Ben Wilson,
Managing Agent,
Association Management
Phone: 434-823-4408
Fax: 888-389-0523
ben@realpropertyinc.com

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

Jim Crowell, President
Bert Toulette, Manager
P.O. Box 284
Ivy, VA 22945
Phone: 434-205-4125
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

2012 Peacock Hill Community Association General Membership Meeting Watch for Fall Date Notification!!!

2012 STORM CLEANUP!!!

Thanks to the many Peacock Hill residents who offered a helping hand during the summer derecho crisis. A few thoughtful residents have shared some specific efforts observed within the neighborhood, and we would like to acknowledge those efforts: **John Buchanan** of Heron Lane who worked late into the night of the storm with his truck and winch to pull several large trees off of Turkey Ridge Road; **Greg Lohr** of Peacock Drive who used his chainsaw to open Peacock Drive and a half-dozen blocked driveways; and **Ryan MacDonald** who cut and cleared fallen trees and branches from Gilliams Mountain Road.

Also, thanks to volunteers **Rick Babarsky**, **Mike Barber**, **Jeff Mangum** and **others** who helped clear several fallen trees and branches from around the lake, the park and other common areas within Peacock Hill.

Our community is fortunate to have so many wonderful and helpful neighbors. Thanks to all!

Tom Leonard, President PHCA



Halloween Party at Playground Wednesday October 31st !!!

VOLUNTEER NEEDED TO COORDINATE EVENT

Please contact Tom Leonard @ tleonard911@yahoo.com

GOOD NEIGHBOR AWARDS:

- ✓ *Jeff Mangum* for enhancing Peacock Hill Entrance with plants and flowers and removing dead cherry tree!
- ✓ *Laura Schundler* for volunteering as new Peacock Tale Editor!
- ✓ *Susan Gass* for serving 7 years as Peacock Tale Editor!



FALL BACK ---

DAYLIGHT SAVINGS TIME ENDS on Sunday, November 4th, 2012

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!!



Welcome New Residents

Paul Martin & Michele Claibourn

Tommy Hatmaker

Nicholee Elder & Katherine West

Wendy Fisher

John & Maragaret Bryce

Joseph Hostler & Laura Jansen

616 Big Oak

705 Acorn Lane

703 Acorn Lane

355 Peacock Dr

100 Apple Lane

105 Apple Lane

What All Members Should Know....

By PHCA Manager, Ben Wilson

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

606 Big Oak Road
282 Turkey Ridge Rd
58 Grey Dove Lane

(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.**

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

Contractors: NO construction debris allowed in dumpsters.

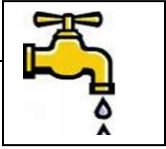
Illegal dumping – jot down license plate number; send to ben@realpropertyinc.com.

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 heather@realpropertyinc.com





News from Peacock Hill Service Company

NO INTERRUPTION IN WATER SERVICE during the big storm and extended power outage!!! Due to customer conservation and supplemental water being trucked in, Peacock Hill Service Company was able to meet the demand throughout the storm and aftermath.

A copy of the **2011 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** 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 at PHSC@comcast.net and as **always continue to be observant for leaks and problems** – Thank you.

2012 Special Collection Days at Ivy Materials Utilization Center

- **Friday Oct 26 (2p-6p) & Saturday, Oct 27th (9a-2p) - 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. **Saturday, Nov 3th (7:30a-4p) - Furniture and Mattresses**
- **Saturday, Nov 10th (7:30a-4p)- Appliances** (Refrigerators, Freezers, Washers, Dryers, Stoves, Furnaces, Water Heaters)
- **Saturday Nov 17th (7:30a-4p) - Tires** (on & off rim, truck or car). Limit 25 Tires per vehicle. No oversized tires will be accepted.
- **Amnesty items will be accepted at NO CHARGE** from residents of Albemarle County and the city of Charlottesville on the designated days!

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 web page, contact: jgmanqum@gmail.com



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 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 Laura Schundler schundler2008@comcast.net

Babysitting

Morgan & Emma Pastorfield 977-9494

Rachel, Dana & Sam Isaacs 984-0678

Carlin & Eileen Barber 977-7050

Pet Sitting &/or Dog Walking

Sarah Webb: sarahw.dogwalking@gmail.com 466-6267

Holly Mangum 296-4891

Carlin & Eileen Barber 977-7050

Jessica Trice 979-3886

Sam, Dana & Rachel Isaacs 984-0678

Emma Pastorfield 977-9494

Piscespetservices.com 249-5450

SPANISH Tutor for Kids & Students!!

In your home! Reasonable Rates! Vanessa Gauss

vgauss@mail.umw.edu or 434-466-5730

Tennis Lessons for Elementary School Kids!!

Matt Mandell mmandell98@gmail.com ph: 293-3177

Local Preschools

www.ivypreschool.com -- Fall 2012 openings --contact Evelyn 434-963-4684

Parent Child Classes in IVY this fall! Come relax with other parents and their Infants and Toddlers under three years of age. Learn about the gifts of Montessori and Waldorf and how to create a rich home environment for the young child. Monday mornings beginning in September for 6 weeks. Winter session follows in January. Contact Cynthia Jordan Fisher at cjfmoms@yahoo.com or 434-960-7077

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 -- Wednesday October 31st --**ORGANIZER** needed --contact Tom @ tleonard911@yahoo.com
- **ROADS** -- Road Repaving and repairs are planned to begin in late September. Look for updates from Ben Wilson.
- **GENERAL MEMBERSHIP HOA MEETING** -- watch for upcoming date to be announced
- **LAKE PATH** -- Contact tleonard911@yahoo.com if interested in joining your fellow neighbors to help improve the lake path & 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 or contact Laura Schundler at schundler2008@comcast.net
- **Ben Wilson** --Manager, Peacock Hill (office at Old Trails) ben@realpropertync.com 823-4408; heather@realpropertyinc.com (assistant)

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

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*.



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