

The Peacock's Tale

September 2013

Peacock Hill Community Association Newsletter

Laura Schundler, Editor

PHCA 2012-13

Board of Directors

Tom Leonard, President
Jan Dutton
Jaime Estes
Joe Hostler
Susan Klug
Ryan McDonald
Maureen Minor
Charles Molhoek
Laura Schundler

Environmental Preservation

Board (EPB)

Charles Molhoek, Chairperson
Jerry Dixon
Neil Nicoll
Molly Crowell
Rusty Schundler
Ryan MacDonald

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

PHSC Billing Information:

PHSC
P.O. Box 284
Ivy, VA 22945
804-643-2725 ext 245

After-hour Emergencies:

434-422-0979

News You Can Use

One of the most common questions PHCA encounters from residents, particularly during the early spring and summer when the lake experiences unsightly algae blooms is: “*what’s up with the lake?*”. The lake is one of our most valuable community resources as it provides an abundance of recreational opportunities and enhances the natural beauty and overall attractiveness of the neighborhood. In hopes of better preserving the lake’s appearance and water quality, the Association recently entered into a service contract with Clarke Aquatic Services out of Richmond, Virginia. Clarke will conduct quarterly testing of lake water to assess nutrient levels and other parameters in order to better monitor water quality conditions, trends and proactively apply EPA approved treatments as needed.

Clarke specialists do not recommend stocking of Grass Carp or any other fish species at this time. While Grass Carp can be very effective consumers of certain aquatic plants, they prefer submersed plant growth and will not eat most filamentous algae or floating weeds historically encountered in our lake.

It is our hope and expectation that these proactive measures will help minimize and better control unsightly algae blooms that have been severe at times over the past several years. RPI will arrange to post water testing results on the RPI-PHCA webpage for those interested. We have been pleased with the initial results and will continue to monitor this closely and hope for the best. So, *that’s* what’s up with the lake.

PHCA Resident Survey: PHCA Board members Jaime Estes and Jan Dutton are leading Board efforts to create a resident survey. The purpose of the survey is to gather input from the community regarding satisfaction levels of various aspects (e.g. landscaping, services, etc) of the neighborhood, and to additionally seek input that will help steer the Board’s future directions. The electronic survey will be presented to residents via the PHCA Members-only email distribution list. If you do not currently subscribe to the distribution list you may do so by following the instructions found at www.peacockhill.org. We hope to present the results of the survey at the annual members meeting this November

Neighborly, Tom Leonard

Good Neighbor Awards Go To:

- Steve Bergstrom for sprucing up the bulletin board at the dumpster.
- Connie and Holly Mangum for their work on the Peacock Hill entry sign landscaping.

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

lacy@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

40 Gooseneck Lane

514 Shady Lane

553 Shady Lane

345 Heron Lane

267 Turkey Ridge

(Any omissions or errors are unintentional)



Welcome New Residents

Elliot Harrington

645 Big Oak Road

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 lacy@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:

lacy@realpropertyinc.com or ben@realpropertyinc.com



PHSC NEWS

Our third billing has been mailed and while we have made some changes to the format, we are continuing to refine it to make it easier to read and pay your bill. Any and all feedback is welcome.

We will also be using the back of the bill for information and updates, but please realize **the bill is on the front page**; do NOT throw it out after you read the back. With this billing we are returning to our normal payment and shutoff schedule. Current bills are due by Sept. 30th. Late notices will be mailed out and non-payment by Oct. 21st will result in your water being shutoff. Payment of your bill plus the additional charge of \$270.00 will be required to reinstate service.

We have changed our email address. Our new email address is peacockhillsc@gmail.com.

Please make a note of it.

Numbers to keep handy:

PHSC Customer service: 434 245 7099

Leaks and emergencies: 434 422 0979

PHCA Board News

- Please be considerate and **abide by the dumpster rules**. When large items are left by the dumpsters, our trash contractor (Time) does not remove them and the Association has to pay an additional fee to have the items removed. **Residents should dispose of large items by taking them to the Ivy Landfill**. Please read below for Ivy Landfill Special Collection Days information.
- It is important for all of us to **maintain our properties, lawns, and yards**-- particularly areas visible from the road. Grass and weeds should not exceed ten inches in height at any time. Dead trees, branches/sticks should be removed from landscaped areas and must not be visible from the street.
- It is that time of year again. The annual **Halloween party** and parade is right around the corner. We need a **volunteer to make this fun event a success**. If you are interested in organizing the party and parade for our youngest Peacock Hill neighbors, please contact Tom Leonard at tleonard911@yahoo.com.
- Over the summer there have been a number of **vandalism incidents on the tennis courts**. This has included grinding soda can tops into the court and burning sparkler on the surface. Nearby residents have reported activities on the courts after dark by what appear to be teenagers. The tennis courts are an important asset to the community and we need to protect the investment we made in our courts a few years ago. PHCA is exploring various measures to ensure common assets are protected.
- **Save the Date!** PHCA Annual Meeting is scheduled for November 21. Watch for more information in your mailbox in the coming weeks.

IVY LANDFILL SPECIAL COLLECTION DAYS

- Ivy Landfill will collect household hazardous waste on September 27 & 28.
- Special collection and amnesty dates for County residents are as follows:
 - Furniture will be collected on October 5
 - Appliances will be collected on October 12
 - Tires will be collected on October 19
- Please visit www.rwsa.avenue.org for more information.

Classifieds Section

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
Morgan Broadus 882-4323

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
Morgan Broadus 882-4323
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 2013 openings --contact Evelyn 434-963-4684

Openings available in a very small Montessori Infant/Toddler Program this coming Fall (2013-14 school year) for two little ones around 12 months (ish) old. We are a cozy, home based Montessori two morning a week program (with a nap time option). If there are any questions I'd be happy to answer them at my (note NEW) email address: cjfmoms@gmail.com or my home phone: 434 960 7077.

Landscaping/Yard Work/General Maintenance:

Ivy Tree & Lawn Service

John D Buchanan--Your Peacock Hill Neighbor
Tree Removal & Lawn Maintenance
Licensed & Insured
Cell:996-2812;Home: 872-9422

Country Touch Landscaping -- 996-0107

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

Matt's Lawncare

Matthew Lehigh 434-882-4294

Tree Service:

Mike Umpstadter --Final Touch Tree Service--295-2434
David Frazier -- 434-960-7797
Eddie's Tree Service -- 434-996-0772

Housekeeping: Brenda Birckhead 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

SUMMER ARTS WORKSHOPS AT CROZET ARTS:

One-week summer workshops for children & teens (Rising K-12): Art/Music/Dance/Theater.

Visit our website for details and descriptions:

CrozetArts.org.

Crozet Arts is located in the rear of the Old Crozet School (now Field School) across the street from Crozet Elementary.

Peacock Hill Grapevine

On The Horizon for Peacock Hill

- **PHCA Website: postings, directory, newsletters**
<http://peacockhill.org>
User name: phcamembers
Password: gr8place2lv
- **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 Trail) ben@realpropertyinc.com 823-4408