



Stonebridge POA

Martinsburg, West Virginia

NEWS AND VIEWS OF THE STONEBRIDGE PROPERTY OWNERS ASSOCIATION SPRING 2022

ANNUAL COMPLIANCE REVIEW

Not only does PMP perform *monthly reviews*, *annual compliance reviews* are scheduled to begin soon. The Annual Compliance Reviews are conducted during this time of year in order to give everyone an opportunity to make necessary corrections and repairs during the best possible weather conditions.

ALL reviews (whether monthly or annual) are done from the streets, sidewalks, and common areas, and may include photos. PMP employees will be wearing a name badge and there will be PMP Signs on their vehicle.

Please be aware, no one will be coming onto your property. Below is a partial check-list for your reference.

- All roof shingles are in place.
- All exterior siding is in place.
- All exterior siding is clean and free of stains.
- All exterior trim, features, and cornice are in place and in good shape.
- Garage door is in good shape.
- All shutters are in place.
- All shutters are the same color and not faded.
- Mulch beds are weeded and free of dead plant material.
- Yards are to be free of fallen branches & leaves.
- Fence, if applicable, is in good shape.
- Deck, if applicable, is in good shape.
- Play sets / trampolines, if applicable, are in good shape.

All exterior changes, including but not limited to fences, decks, and play sets, must be submitted for ARC approval and approved before work can begin. Should you have any questions or concerns, please contact PMP Community Manager, Dee Griffith by email: dee.griffith@pmpbiz.com or phone: (681) 252-0217 ext. 1904

Let's Update our Governing Documents

By Jim Stearns, President

I think most people would agree that our 30 year old Declaration of Covenants, Conditions, and Restrictions and By-Laws written by developers, investors, and attorneys may not reflect the realities and needs of our community.

It isn't easy, but it is achievable. Here are the steps to accomplishing that goal:

- Form a committee of property owners. Seven is a good number and spreads the workload. The Board cannot be part of the committee, and their role is to provide support and oversight.
- Gather all the documents. Covenants, supplemental covenants, By-Laws, Policy Resolutions.
- Line up all the documents and connect the dots. For every subject in any of the documents, look for the same subject in all the other documents. Document the exact working of each, like in a spread sheet. Once the committee understands the letter and intent of the subject it is time to move on the fun part.
- Draft a new version of each subject. Ensure that each subject is still relevant and is included.
- Send to our Attorney for verification that we have covered all the relevant subjects.
- Draft a new set of Declaration of Covenants, Conditions, and Restrictions and By-Laws.
- Obtain Board Approval to communicate the Draft to all Members of the Association for information and comment. Allow about 30 days.
- Reconcile all comments from Association Members with the Draft. Create version 2 of the draft if there are substantial revisions. A second round of review and comment by Association Members. Repeat as required. Legal advice may be appropriate.
- Send the Final Draft to the attorney to add all the legal language. These are legal documents which must be submitted to the State of West Virginia. The attorney will handle this part.
- Once all the signatures and legal approvals are complete – we have updated governing documents.
- Send the updated Declaration of Covenants, Conditions, and Restrictions and By-Laws to the Association Membership.
- Host a celebration party for the committee.

This level of effort takes about one year, but is well worth it.



GETTING READY FOR SPRING LAWN CARE

As your lawn responds to nature's spring wake-up call, help prepare it for a year of healthy growth with the lawn care it needs to help it thrive. By tackling a few simple chores, you'll prepare your lawn to defend itself against this year's wave of weeds, diseases and drought.

RAKE Spring raking removes lingering fall leaves and grass blades that didn't survive winter. Left alone, these dead blades add to your lawn's thatch layer. Raking also loosens matted grass clumps caused by snow mold, which can smother new growth. Use a spring-tine rake with a strong upward pull to remove dead grass. Rake when soil isn't soft and muddy, or you risk pulling up healthy grass crowns.

OVERSEED Fill bare or thin spots in the lawn by overseeding. Late spring is the best time to overseed warm-season grass. Fall is the ideal time for cool-season grass, but in colder regions, spot-seeding small areas in spring yields good results. When you overseed, apply a slow-release nitrogen fertilizer. Five weeks after overseeding, apply a quick release nitrogen feed.

AERATE Vital for a truly healthy lawn, aeration is the solution for compacted soil. How often you should aerate your lawn depends on soil type and how you use your lawn. Late spring to early summer is the right time to aerate warm-season grasses. Fall is the best time for cool-season types. But if you didn't get to it last fall, you can tackle it in early spring.

DETHATCH Spring is the right time to dethatch turf. Aim for early spring for cool-season grasses and late spring to early summer for warm-season grasses.

WEED If Crabgrass is a problem in your lawn, apply pre-emergent herbicides to keep seeds that dropped last summer from germinating. Timing is critical for this application. Most product bags have application timing advice. Learn about application timing and tips for using pre-emergent herbicides. Use post-emergent broad-leaf herbicides for perennial and winter annual weeds in warm-season lawns. Treat or dig perennial weeds as they start appearing in cool season lawns or try All-In-One Weed & Feed. It kills lawn weeds like Dandelion and Clover, pulls kills Crabgrass. Learn more about post-emergent herbicides.

FERTILIZE Apply spring fertilizer roughly three weeks after grass starts greening (that usually corresponds to the time following two or three mowings). Apply too early and you risk feeding weeds and creating fertilizer runoff. Too-early applications also trigger lush blade growth at a time when roots may not have started their spring growth spurt.

WATER Spring irrigation needs vary by region. For mountain and arid desert areas, continue watering lawns as you have been through winter, increasing irrigation frequency as temperatures climb, as spring winds build in the Southwest, and if spring rainfall is scarce in mountain areas. In the North, Midwest and Pacific Northwest areas, spring rains typically provide sufficient moisture for awakening lawns. Avoid the temptation to water as a means of greening up grass. Let it green up naturally and irrigate only if rains are scarce and grass shows signs of dehydration.

MOW Start mowing when the ground is dry enough and grass is long enough to require cutting. Cut at the proper height for your type of grass. Avoid mowing too low. Grass cut too short allows sunlight to reach soil, encouraging weed seeds to germinate. It also favors shallow root development, which makes the lawn more easily susceptible to drought stress.



FLYING KITES

By Les Groves

What do kites with long colorful tails, bird nests under construction, tulips, daffodils, and softball games have in common? It doesn't take a rocket scientist to answer emphatically, "Why of course, all are a part of the wonderful spring season!"

Regardless of the number of moons you've experienced spring, it seems that there are certain telltale elements that make the experience of this colorful season special.

I don't suppose there are too many of us who are going to rush to the kitchen table to construct a kite from wrapping paper, sticks, and old fashioned paste, but I dare say there are many who remember a time when they did.

The first windy day in March seemed to challenge our kite-making skills and spur us into action. It was a rite of spring to see who could keep their kite up in the air the longest. First, we made a visit to the lumberyard to get some free kite sticks. The sweet smelling pine sticks and the bright orange hardware paper seemed to go well together in the crafting of our kites.

Most often, they were simple four-cornered, cross shaped frames with string around the outside and the orange paper cut to fit the frame. A liberal application of paste fastened the paper to the frame. It was always a long wait until your kite was ready to fly after the paste had dried. Some of us had older brothers who were more advanced in their kite-making skills. They would design kites with six corners or even box kites. A large roll of garden string and an old, worn out bed sheet torn into strips would complete the necessary materials list to finish the project.

When at last the paste was dry and the kite had been sprinkled with droplets of water to shrink the paper, the kite was ready for its maiden flight. A parade of neighborhood kids followed behind the proud owner of the kite heading to the large vacant field across the road. When this complex example of aerodynamic engineering was finally launched, shouts of exuberance echoed across the field as the crude creation became airborne. It was not uncommon to put 500 to 1000 feet of string on the kite as it lurched and climbed to "untold heights."

In retrospect, those carefree days of our childhood could be duplicated many times over, year after year, but the challenge and excitement diminished only if the aircraft came to an untimely end when the string broke or the paste let loose.

I don't recall any of us making any earth-shaking discoveries with electricity or aerodynamics, but the thrill of creating and successfully launching a kite seemed to put the arrival of spring in the proper perspective. I felt a new surge of excitement when many years later, my two little boys asked me, "Dad, could you help us build a kite?" Why, of course I could. I felt honored that they asked me to do it. Time goes on and children still make this important request. No daddy or mommy should be denied that privilege.



We have had several complaints regarding homeowners and their pets. Please remember to pick up after them. Not doing so is not only a violation of the Covenants, but it is **against the law**, and for good reason. Not only does it not look or smell nice, but dog feces left on the ground, especially near streets and sidewalks, gets washed into storm drains and drainage ditches which flow to your local waterway...**without being treated!** Bacteria, parasites, and viruses found in pet waste can be harmful to water quality and human health. Cleaning up pet waste is good for your health, your dog's health and the environment!

Please do your part and keep **Stonebridge** a beautiful and healthy place to live.

NOTICE: Do you have an article, idea or information you would like to share in [our Stonebridge Newsletter](#)? Contact Becky McCarthy at: beckymc2@hotmail.com

**IMPORTANT INFORMATION
EVERY HOMEOWNER/
LANDLORD/TENANT SHOULD
KNOW REGARDLESS WHETHER
YOU OWN OR RENT**

• **YOU SHOULD NOT PARK ON THE BERMS**

Why you ask? The gravel is not strong enough to withstand the weight of vehicles, and the ground will wear away. The berms are maintained by Stonebridge POA at a cost to every homeowner.

- Trash cans and/or trash bags are to be set out curbside the evening (recommend after 6:00 pm) before pickup. Trash cans are to be stored out of sight when not set out for pickup with some exceptions.
- From the edge of the road measuring 10 feet toward your property is common area. The next 10 feet inside the property is a setback easement. Only unobtrusive mailboxes, driveways, driveway culverts and small decorative plants are allowed within both 10 feet sections.
- The homes in Stonebridge are restricted to **SINGLE FAMILY USE ONLY** and you can rent the entire home to a single family only. You are not allowed to rent out rooms or portions of your home. If you rent out your entire home to a single family, please contact PMP to ensure your tenants are receiving email messages.
- **Landlords** are responsible for their **single-family** tenants. These tenants should be provided a copy of the Covenants and Bylaws as they are subject to the same rules and regulations as the homeowner/landlords. If you need a copy of these documents contact PMP.
- With the exception of no-impact home offices & telecommuting, you are not allowed to conduct business out of your single-family homes.
- You are supposed to maintain your entire property to community standards. Which includes mowing, trimming and edging. You should maintain the appearance of your home by painting doors and shutters as well as replacing missing shutters and siding.
- **NO UNREGISTERED OR INOPERABLE VEHICLES** of any kind, including but not limited to automobiles, trucks, pickups, buses, motorcycles, vans, motor homes, trailers, boats, farm tractors and equipment, or recreational vehicles shall be parked, stored, or in any way on any street, right-of-way, driveway or common area, or on any lawn. Unregistered or inoperable vehicles need to be in your garage only.
- No snowmobiles, trail bikes, mini-bikes, ATV's or similar vehicles shall be permitted to operate within the existing HOA property boundaries.

- Each Owner shall keep their Lot and Improvements thereon in a safe, clean, neat, and well maintained condition, and shall comply with all applicable safety, health, police and fire department requirements. Each Owner shall further keep all Lots, and all improvements therein or thereon, in good order and repair, including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management as determined by Declarant, its successors or assigns. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed on any Lot except as necessary during the construction period. Rubbish, leaves, and trash shall not be disposed of by burning in open fires or incinerators without the consent of Declarant of the ARC.
- **Lawns** should be well maintained and neatly groomed. Thick, lush grass is a natural weed killer, and a higher cut is more drought resistant than a short cut. Grass should be maintained at a nominal height of 3-4 inches. Grass exceeding a height of 5-6 inches is subject to enforcement by Management. Lawns required to be mowed and trimmed by the Stonebridge grounds maintenance contractor will be billed to the homeowner or the responsible Realtor.
- Except during periods when construction is taking place, no trucks larger than three-quarters (¾) ton capacity, no commercial vehicle, camper tops, construction or like equipment, or mobile or stationary trailers of any kind shall be placed or permitted to remain on any lot or within the Existing Property. The only exception to this rule is a delivery type van or truck making a short-term pick-up or delivery during daylight hours only.

Commercial vehicles are defined as:

- A). Vehicles displaying a clearly visible commercial logo and/or designation, such as name, location, phone number.
- B). Vehicles that appear to be commercial for their size, shape, and appearance. Examples include, but are not limited to, ladders, ladder racks, integral tool/compartments boxes, or shelving.

The above information is taken from the Rules & Regulations and the Covenants filed with Berkeley County and on file with Property Management People (PMP).



Reuben Crescent Bake

Prep: 20 min. Bake 15 min. 375°
Servers 8

Ingredients

- 2 tubes (8 ounces each) refrigerated crescent rolls, divided
- 1 pound sliced Swiss cheese, divided
- 1- ¼ pounds sliced deli corned beef
- 1 can (14 ounces) sauerkraut, rinsed and well drained
- 2/3 cup Thousand Island salad dressing
- 1 large egg white, lightly beaten
- 3 teaspoons caraway seeds

Directions

1. Preheat oven to 375°. Unroll 1 tube of crescent dough into 1 long rectangle; seal seams and perforations. Press onto the bottom of a greased 13x9-in. baking dish. Bake until golden brown, 8-10 minutes.
2. Layer with half the cheese and all the corned beef. Combine sauerkraut and salad dressing; spread over beef. Top with remaining cheese.
3. On a lightly floured surface, press or roll second tube of crescent dough into a 13x9-in. rectangle, sealing seams and perforations. Place over cheese. Brush with egg white; sprinkle with caraway seeds.

Bake until casserole is heated through and crust is golden brown, 12-16 minutes. Let stand 5 minutes before cutting.

Nutrition Facts

1 piece: 610 calories, 39g fat (18g saturated fat), 108mg cholesterol, 1905mg sodium, 28g carbohydrate (8g sugars, 2g fiber), 31g protein.
Submitted By: **Shannon Blair**

SUBMIT YOUR SEASONAL/FAVORITE RECIPE TO:

**beckymc2@hotmail.com OR
daeskelly@gmail.com**

TRIVIA:

What rock 'n'roll group
soared like its name?

STONEBRIDGE POA BOARD OF DIRECTORS

President

Jim Stearns

jlstearns@gmail.com

Vice President

Alexander White

alexander_983@icloud.com

Treasurer

Thomas Kelly

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Secretary

Reneé Wesley

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Member at Large

Nicholas Blumert

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Property Management People (PMP)

340 Edmond Road, Suite E
Kearneysville WV 25430
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Fax (304)725-5986

Community Manager

Dee Griffith

dee.griffith@pmpbiz.com

Architectural Questions

Alison Morris, ext. 1901

alison.morris@pmpbiz.com

Accounting & Finance

(800)336-8009 ext. 1094

PMP Office Hours

Monday - Friday

9:00 a.m. to 5:00 p.m.

WEB ACCESS

Did you know.... you can access your account information, including your current balance and payments received by logging into PMP's website. You can also change your password and update your banking information and see association documents such as **Covenants, Bylaws, Architectural Guidelines, budgets, minutes of Board meetings and Newsletters for full transparency.**

Log into PMP's site:

<https://myaccount.pmpbiz.com>

If you forgot your user name and password, call PMP's office at 681.252.0217.

Stonebridge POA Scheduled Meetings 2022

March 21st

July 18th

May 23rd

September 19th (Annual)

November 21st

MESSAGE FROM THE ARCHITECTURAL COMMITTEE

Please remember to submit any additions or changes to your lot/property or exterior of dwelling **BEFORE** you begin. See Architectural Guidelines revised March 21, 2013. If you need a copy please contact PMP or visit the website.



3/1 — 3/17 Tuesdays & Thursdays

The Great Shamrock Shenanigans

Children's event is 6 different days to hunt for items in 6 locations. Dates and clues will be posted before each day on Stonebridge Facebook page and email blast.

4/8 Friday 5:00 pm

Easter Egg Extravaganza

Located at the Courtyard by the pool

This is a children's egg hunt for families.

5/28 Saturday 12:00 — 4:00 pm

Memorial Day Pot Luck

Located at the Courtyard by the pool.

Reminder to all residents and their guests to please *SLOW DOWN*. We continue to receive complaints about speeding, and drivers not making full and complete stops at stop signs. Please be careful of pedestrians, cyclists and impaired (visually or auditory) residents on the roads.

If you are receiving this newsletter in the mail, we do not have your email address. Please contact PMP at **681-252-0217 ext. 1902**, give Alison Morris your email address alison.morris@pmpbiz.com and she will be happy to send you a color copy.

LANDLORDS, It is your responsibility to share a copy of this newsletter with your Tenant so they can be informed and involved in Stonebridge.

TRIVIA ANSWER

Eagles

STONEBRIDGE POA COMMITTEES

Architectural Review Committee

(ARC):

Rob Slayden, Chairman

Mike Miller

Facilities & Grounds Committee

Jim Gall, Chairman

Social Media Committee

Open, Chairman

Engagement Committee

Debra Kelly, Co-Chairman

Ashley Blumert, Co-Chairman

Security Committee

Ted People, Chairman

Jim Fischer

Mark McCalester

Communications Committee

Becky McCarthy, Chairman

Debra Kelly

SERVICES PROVIDED BY STONEBRIDGE RESIDENTS

- ◆ **American Professional Plumbing Services, LLC**
Bobby Stein 571-420-0536
americanprofessionalplumbing@gmail.com
- ◆ **Brent's Lawn Service**
Brent Terwilliger 304-200-3000
Summer & Winter Services
- ◆ **The Honest Handyman**
Andrew Shepard
Remodeling & Handyman Services
andrewthehonesthandyman@gmail.com
- ◆ **Laura's Landscaping & Painting**
Laura L. Woolwine 540-793-3846
Interior & Exterior Painting & Staining and Lawn Services.
laurawoolwine@aol.com
- ◆ **Alexander White Photography**
Alexander White 724-674-1663
Photo Services
- ◆ **Intelligent Systems—AV**
Stacey Fink Kaufman 703-722-3219
Glen Patrick Kaufman 304-901-4705
HD TV AV Systems for Home/Business
WWW.IS-AV.COM INFO@IS.COM
- ◆