



Stonebridge POA

Martinsburg, West Virginia

www.spoawv.com

NEWS AND VIEWS OF THE STONEBRIDGE PROPERTY OWNERS ASSOCIATION FALL 2023

HOW MUCH AND WHAT DO ASSESSMENTS COVER?

Two common questions received by the Association are “how much do I pay?” and “what services do my assessments pay for?” Here is a summary of **just a few** services your assessments pay for:

- ◆ Capital Reserves—To save for future repairs and replacements of the common areas, including the roads;
- ◆ Insurance—General liability, Officers & Directors, and Fidelity Bond;
- ◆ Legal fees—Collections & General;
- ◆ Website maintenance fees;
- ◆ Storage of Association records; Corporate annual filing fee;
- ◆ Road shoulder maintenance;
- ◆ Accounting—Audits and tax returns;
- ◆ PMP—Community Management;
- ◆ Social expenses;
- ◆ Snow removal;
- ◆ Landscaping;
- ◆ Vandalism repairs;
- ◆ Tot Lot Repairs;
- ◆ Copy and postage fees and much more.

As per the Association By-Laws, Article VI, Section 2(v), it states one of the specific powers and duties of the Board of Directors is to “levy and collect the prorated annual assessments to be paid by each of the members towards gross expenses of the corporation...”. Assessments were **increased**

by **\$2.00** per month. Starting January 1st, 2024 they will now be \$64.00 per month. The Budget was discussed at the Annual Membership meeting along with the need for an increase. In keeping with the governing documents, the budget increase was voted on, approved, and ratified by the members present. Building up and having monies in the reserve account is less strain on your bank account than having to levy a one time “special assessment” to each homeowner. If you would like a breakdown of the budget, you can log into your PMP Website to review. Should you need your login information, please contact PMP at 681.252.0217. Also, copies of the budget will be mailed out late November to each homeowner.

DO YOU KNOW WHERE YOUR PROPERTY LINES ARE?

The location of [boundary lines](#) and other lines of occupancy or possession is a critical piece of information to have before you build a fence, add a sun-room, pave your driveway or any other improvements to your property. All too often the survey shows that you and your neighbors were operating under the wrong assumption about the placement of the boundary line between your properties. **Before you have that fence built**, you want to make sure it will be built on your property, not your neighbor's. The boundary line certification will also tell you whether the legal description of your property is accurate. Please remember that you **must have prior approval** from the Architectural Review Committee. This paperwork must also include a copy of your property plat. Any questions? Contact PMP at 681.252.0217.

GHASTLY GOURDS

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Long ago, in a quaint Irish village nestled between misty moors, the legend of the Jack-o'-lantern began. It was said that a mischievous drunkard named Stingy Jack made a Faustian pact with the devil, cunningly trapping him in a hollowed-out turnip. The trapped demon, seeking revenge, cursed Jack to wander the eternal night with only a flickering ember to light his way. Thus, the villagers began carving eerie faces into turnips, placing embers within to ward off the vengeful spirit of Stingy Jack.



Centuries later, as Irish immigrants brought their traditions to America, the turnip evolved into the iconic pumpkin. Pumpkins, abundant and easier to carve, became the canvas for haunting faces. The tradition also melded with the Celtic Samhain festival, a time when the veil between the living and the dead was believed to wane. Today, Jack-o'-lanterns stand as a symbol of Halloween, captivating imaginations with their flickering glow. The stoops of Stonebridge will soon be adorned with these ghoulish gourds!

SIX FALL DIY PROJECTS THAT CAN'T WAIT: GETTING READY FOR WINTER

1. Clean the gutters

The first snowfall of the season is not the time to learn your gutters are filled with debris or too loose to handle the weight of the snow. "Falling leaves can create a buildup, and when it rains or eventually snows and the snow melts, the water will need a clear path to run," says Steve Cunningham, owner of Cunningham Contracting and chair of the National Association of Home

Builders (NAHB). "Making sure you have clear downspouts has the same reasoning, [so] debris does not build up." Clean your gutters, or better yet hire a pro to tackle the job. While you're at it, look for areas where gutters are loose and may have torn away from the house. Reattach them using gutter spikes, brackets or hangers. Clean, well-secured gutters are essential to protect the foundation of your home and reduce the risk of basement flooding.

2. Check smoke detectors

When you change the clocks to standard time, change the batteries in your smoke detector. "Fall is a great time to install new batteries as you are preparing your home for cooler months," says Amy Rea, senior fire and life safety educator for the Charlotte Fire Department in North Carolina. Remember, if your alarm chirps—a sign the battery is low—replace it, no matter the time of year. Once you've replaced the batteries, test the [smoke detector](#): It's as simple as pushing the button to make sure the alarm goes off. Don't ignore hardwired smoke detectors; many have battery backups and those batteries need to be replaced, too. You should also replace any smoke detectors that are over 10 years old. "Alarms are constantly checking the air for smoke, and [after 10 years, the effectiveness of the alarm may decrease](#)," Rea says.



3. Hire a chimney sweep

A chimney sweep isn't just a character from *Mary Poppins*. These fireplace pros remove soot and creosote that build up in the chimney and pose a fire risk. A professional chimney sweep, certified through the Chimney Safety Institute of America (CSIA), will clean the chimney and inspect the entire fuel venting system for warped metal on the damper, cracked or collapsed flue tiles, cracks in the exterior

masonry and other signs of fire damage. The National Fire Protection Association recommends an annual chimney inspection. Russ Dimmitt, CSIA's director of education, notes that a clean chimney makes it safer to build a cozy fire in the winter; it'll also make your fireplace more efficient. "A chimney that has been swept not only helps prevent chimney fires but will also aid your fireplace to

operate more efficiently as the smoke and other flue gases can exit the chimney more quickly," Dimmitt explains.

4. Perform furnace maintenance

Call in the pros before turning on the heat. Regular maintenance ensures that your furnace runs at peak efficiency. Without semiannual maintenance (in the spring before running the air conditioner and in the fall before turning on the heat), airborne allergens may get trapped in the filters, resulting in poor [indoor air quality](#). Cunningham suggests having the furnace inspected to make sure it's in good working order and changing the filters before starting it up for the first time. Furnaces that are not cleaned at least once a year can wear out more quickly and can stop working altogether. And soaring energy costs make it more important than ever to ensure the furnace is running efficiently.

5. Winterize water pipes

Data from the Insurance Information Institute shows that almost 30 percent of homeowners insurance claims were related to water damage and freezing. So make sure to drain outdoor water spigots and winterize water pipes to reduce the risk. You can winterize water pipes by locating your hose bib shut-off valve, which may be in a basement or crawl space, and turning it off at the source. For extra protection, purchase a Styrofoam cover that attaches over the outdoor spigots to keep them from freezing. These quick fixes can provide protection against the elements as temperatures drop. You may also want to shut off water to exterior faucets and drain sprinkler systems for extra protection against freezing pipes and water lines.



6. Assess windows and doors

Heat lost through windows and doors can account for up to 30 percent of home energy use, according to the U.S. Department of Energy. To keep heat in the house, look for cracks or gaps in the exterior caulking, check seals around exterior door and add caulking or weather stripping as needed. While these DIY fixes can reduce heat loss, a professional energy assessment can provide additional insights into areas where you may be losing heat and recommend fixes. Call your utility company to ask about their services or get a recommendation for a pro. Spending a few extra hours tackling these home improvement projects this fall will keep you warm and safe all winter long.



CROCKPOT PEANUT BUTTERY HOT CHOCOLATE

This is a super simple recipe that packs in the wonderful chocolate and peanut butter flavors and is pure creamy deliciousness. It makes hot chocolate just a bit more special for this time of year and gets everyone into the spirit of the upcoming holidays. You just put all the ingredients into the crock pot and let the magic begin. I set my crockpot on medium for about 2 hours, and then switch to warm. This is one of my families' favorites, and I hope you enjoy this as much as we do.

- *6 Cups of Milk
- *1/4 Cup of Unsweetened Cocoa Powder
- *1 (14 oz) can of Sweetened Condensed Milk
- *1 Cup Semisweet Chocolate Chips
- *1 Cup Peanut Butter Chips
- *2 Cups of Heavy Whipping Cream
- *2 Teaspoons of Vanilla Extract

Don't forget your "toppings" table with Peppermint Sticks, Whipped Cream, Mini Marshmallows, Ground Cinnamon, Nutmeg, Ginger, and Cloves. That way everyone can customize their own cup.

Submitted by: **Dee Fitzwater**

SUBMIT YOUR RECIPE TO:
beckymc2@hotmail.com or
daeskelly@gmail.com

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

JUST A THOUGHT

The most important thing a Father can do for his Children is to love their Mother.

TRIVIA :

Which 1776 American Affirmation Asserted The Basic Rights Of All?

SNOW, SNOW, SNOW

Remember the 2000 movie *Snow Day*? The children don't like "Snow Plow Man", but we love him! Snow is going to start falling in the Eastern Panhandle very soon. We are asking homeowners to **NOT** park on the roadway. All homes within SPOA have driveways for off street parking. Vehicles parked on the streets reduce visibility and can create unsafe conditions. We must take in consideration our children, emergency vehicles, snow plowing, visibility for other drivers and the safety of all neighbors. Special occasions such as social functions are understandable but do your part by not parking on the streets. We appreciate your understanding and cooperation.

Every year, Halloween is on October 31st. Neither the HOA nor PMP can dictate when "Trick-or-Treating" takes place. Be safe and enjoy!

Please remember to leave your porch light "ON" if you are participating in the trick-or-treating and as always, drive carefully.

If you plan on trick-or-treating, please make sure to wear reflective clothing and carry a flashlight.

NOVEMBER 5TH



WHAT IS DAYLIGHT SAVING TIME?

DST is a seasonal time change measure where clocks are set ahead of [standard time](#) during part of the year, usually by one hour. As DST starts, the Sun [rises and sets](#) later, on the clock, than the day before. Today, about [40% of countries](#) worldwide use it to make better use of daylight and to conserve energy.

First Used in Canada in 1908

While Germany and Austria were the first *countries* to use DST in 1916, it is a little-known fact that a few hundred Canadians beat the German Empire by eight years. On July 1, 1908, the residents of Port Arthur, Ontario, today's [Thunder Bay](#), turned their clocks forward by one

hour to start the world's first DST period.

Germany Popularized DST

However, the idea did not catch on globally until Germany introduced DST in 1916. Clocks in the German Empire, and its ally Austria, were turned ahead by one hour on April 30, 1916—2 years into World War I. The rationale was to minimize the use of artificial lighting to save fuel for the war effort. Within a few weeks, the idea was followed by the United Kingdom, France, and many other countries. Most of them reverted to standard time after World War I, and it wasn't until the next World War that DST made its return in most of Europe.

Who Invented DST?

If you think Daylight Saving Time is a good idea, thank New Zealand scientist George Vernon Hudson and British builder William Willett. In 1895, Hudson presented a paper to the Wellington Philosophical Society, proposing a 2-hour shift forward in October and a 2-hour shift back in March. There was interest in the idea, but it was never followed through. In 1905, independently from Hudson, British builder William Willett suggested setting the clocks ahead 20 minutes on each of the four Sundays in April, and switching them back by the same amount on each of the four Sundays in September, a total of eight time switches per year.

First Daylight Saving Bill

Willett's Daylight Saving plan caught the attention of the British Member of Parliament Robert Pearce who introduced a bill to the House of Commons in February 1908. The first Daylight Saving Bill was drafted in 1909, presented to Parliament several times and examined by a select committee. However, the idea was opposed by many, especially farmers, so the bill was never made into a law.

Willett died in 1915, the year before the United Kingdom started using DST in May 1916. It is not known if he was aware that his idea had become a reality seven years prior to his death in a small town in Ontario.

Benjamin Franklin, the Father of DST?

Many sources also credit Benjamin Franklin

with being the first to suggest seasonal time change. However, the idea voiced by the American inventor and politician in 1784 can hardly be described as fundamental for the development of modern DST. After all, it did not even involve turning the clocks. In a letter to the editor of the *Journal of Paris*, which was entitled "An Economical Project for Diminishing the Cost of Light", Franklin simply suggested that Parisians could economize candle usage by getting people out of bed earlier in the morning. What's more: Franklin meant it as a joke.

Ancient Idea

Although modern DST has only been used for about 100 years, ancient civilizations are known to have engaged in comparable practices thousands of years ago. For example, the Roman water clocks used different scales for different months of the year to adjust the daily schedules to the solar time.

Daylight Saving Today

Daylight Saving Time is now used in over 70 countries worldwide and affects over one billion people every year. The beginning and end dates vary from one country to another.



For many of us, 'trash night' denotes a chore, something that we just don't feel like doing. On pickup days assume the worst! Even if it's calm in the morning. Trash can be collected at any point during the day, and the weather may not be so kind by the time the trash truck shows up. Trash bins should be weighed down, heavy enough not to blow around in the wind. Don't leave any cardboard boxes or plastic bottles in recycling bins without a lid. Sometimes the wind can catch the lip of the lid and flip it, resulting in a mess. And you know what happens next? Animals will be rummaging through your garbage and the next thing you know; these unwanted houseguests will never leave! Trash and garbage containers shall not be permitted to remain in the public view except on days of trash collection and the evening prior.

**STONEBRIDGE POA
BOARD OF DIRECTORS**

PRESIDENT

Nicholas Blumert
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VICE PRESIDENT

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Thomas Kelly
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SECRETARY

Reneé Wesley
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MEMBER AT LARGE

Jim Stearns
jklstearns@gmail.com

WEBSITE

<https://www.spoawv.com>

Stonebridge POA Scheduled Meetings

- November 13, 2023
- January 15, 2024
- March 18, 2024
- May 20, 2024
- July 15, 2024
- September 16, 2024 (Annual)
- November 18, 2024

All meetings at Baker Heights Baptist Church starting at 6:30 pm with a virtual option via Zoom Meetings.

**STONEBRIDGE POA
COMMITTEES**

**Architectural Review Committee
(ARC):**

Rob Slayden, Chairman
Mike Miller
Jeremy Woodrum

Facilities & Grounds Committee
Jim Gall, Chairman

Social Media Committee
OPEN, Chairman

Engagement Committee
Ashley Blumert, Chairman

Security Committee
OPEN, Chairman

Communications Committee
Becky McCarthy, Chairman &
Webmaster

Welcome Committee
Debra Kelly, Chairman

**MESSAGE FROM THE
ARCHITECTURAL COMMITTEE**

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

**Property Management People
(PMP)**

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Kearneysville WV 25430
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Fax (304)725-5986

COMMUNITY MANAGER

Dee Fitzwater
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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.

PMP WEBSITE

PMP (no association with Dan Ryan Builders) maintains a members only website for Stonebridge Homeowners. By logging into: www.stonebridgepoa.com/login.asp using your Acct.# and password given by PMP homeowners can access their individual accounts. The website also contains all the important documents such as **Covenants, Bylaws, Architectural Guidelines, budgets, Board Meetings minutes and Newsletters** for full transparency.



Chili Cook-off & Pie Tasting Contest—September 30, 2023

Fall Festival—October 29, 2023

Holiday Home Decorating Contest—December 20, 2023

Santa Clause visits Stonebridge Christmas Week

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 the Stonebridge community.

TRIVIA ANSWER:
The Declaration Of Independence

**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
- ◆ **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

Want to include your business, email using the above format to Becky McCarthy at: beckymc2@hotmail.com