



# Stonebridge POA

Martinsburg, West Virginia

NEWS & VIEWS OF THE STONEBRIDGE PROPERTY OWNERS ASSOCIATION

SUMMER 2022

## WHY DO WE HAVE A PROPERTY OWNERS ASSOCIATION?

By Jim Sterns, President

Stonebridge is an incorporated business which owns real property such as; our streets, pool, tennis court, and all the common areas. The Covenants, Restrictions, and Easements require that the Property Owners Association maintain the real property owned by the association. This means to maintain the real property requires collecting assessment in order to maintain, repair, and enhance the real property. So, the Association must be a recognized business entity with a business tax identification.

Property Owners, or Home Owners Associations are also referred to as "Common Interest Communities." That is an interesting moniker because it has two meanings at the same time.

The first meaning is the Legal definition. Since we are an incorporated entity that owns real property, every member of the association owns an equal share of the property. In other words, each member of the association owns an equal or "common interest".

The second defines the things that the members or the association wants for the community. We probably all want a safe, attractive, well maintained community with amenities that homeowners can enjoy. A community that draws people who want to live here. A community that promotes home value, and is more desirable than other similar communities that may not be as safe, attractive, maintained, or has few if any amenities. Keeping our community safe and clean, where homes and amenities are well maintained.

Another aspect of common interest is maintaining and growing the value of our homes. There are two ways to do that; invest in your home or invest in your community.

You could, for example, install high end appliances, custom flooring, and expensive fixtures throughout. That would be a great home to live in, but you also may end up with the nicest \$600,000 house in a \$350,000 community.

Investing in our community like adding lighting, improving the open spaces, adding amenities like a big playground or community center raises the value of the community and the value of our homes. Even the simple addition of the Gazebo at the pool makes the pool even more attractive. These investments benefit us all, so we will continue to seek input from the community.



## UPDATE ON SALT POOLS!

By Jim Sterns, President

We had the opportunity to speak with one of the salt pool experts recommended by Super Splashers, our pool management company.

Short story... not a good idea.

Long story. We can install a salt water system, but the size of our pool, and the fact that it is an outdoor pool eliminates most of the benefits. We would still need to run chlorine as well as the salt system which increases the maintenance. The system would be expensive and would be difficult to install in our existing pump room due to space and configuration constraints.

Bottom line, large expense for little gain.



Americans, as well as workers around the world, celebrate Labor Day by reflecting on all the contributions everyday workers have made to our country.

## LABOR DAY BY THE NUMBERS

162 million – the number of Americans (over 16) in the labor force.

40% – the percentage of U.S. workers who belonged to labor unions in the 1950s (that dropped to 11% by 2018).

1894 – the year Congress officially made Labor Day a federal holiday.

86% – the percentage of Americans planning Labor Day weekend travel who will do so by car.

41% – the percentage of Americans who plan to barbecue over Labor Day Weekend.

818 – the number of U.S. hot dogs eaten every second from Memorial Day to Labor Day.

\$685 – the average kid's back-to-school expenses.

\$55,000 – the median U.S. household income.

705 million – the total number of U.S. unused vacation days (2017).

80% – the percentage of Americans who would take time off if their boss were more supportive.



## THE BEST CHOICES YOU CAN MAKE FOR A PRACTICALLY HAS-SLE-FREE YARD

[From Spotlight: The Mistake-Free Guide to an Easy-Care Yard](#)

Stay away from rubber mulch and Bradford pears.

The house. The yard. It's all a part of the American dream, right? But after a few seasons with raking, mowing, fertilizing, watering, weeding, pruning, and more, having a yard can feel more like an endless fever dream.

Having a yard doesn't have to suck up every moment of your life. The trick is picking plants and landscaping materials that don't need tons of help from you to look good. Here's what to plant so you can reclaim some time.

### GRASS

For being everywhere, grass is a lot of work. "It's high maintenance," says Abra Lee, a University of Georgia extension agent. "It needs a lot of mowing, fertilizer, and water. It's prone to disease."

### FOR THE GREENEST GRASS

Add nitrogen. And resist the urge to mow it super short. That'll definitely brown it up. Maybe kill it.

Read More In:

[Lawn Care Tips for the Greenest GRASS](#)

Even so, it's kind of a must for most yards. To make your grass maintenance life easier, go with as small a patch of grass as you can get away with, and plant these types:

### GRASS FOR NORTHERN CLIMATES

**Fescue:** It's disease resistant and slow growing, so it needs less mowing and fertilizing than other types. You can also grow it quickly from seed, cheaper than buying sod.

**Bushes:** Pick bushes you don't need to prune constantly. The time you spend trimming boxwoods into tidy little balls is part of your life you'll never get back.

**Azaleas:** They look best when you let them grow into natural, unpruned drifts. There are more than 10,000 named varieties, so there's an azalea for your yard and climate. They can live for a century so you may die before they do. If you live in colder climate, go with rhododendrons, azaleas' larger, tougher cousins.

**Emerald Green Arborvitae:** It's a fast-growing evergreen that can stand up to heat and humidity. It's a good choice for a hedge. They're tidy, Christmas-tree shaped plants you'll never need to prune.

**Hydrangeas:** They're fast growing and covered with fab blooms from spring till fall. Prune a hydrangea and it will not make flowers, which defeats the purpose of having them. There are hundreds of varieties so you'll find one that will thrive in your area.

**Cryptomeria:** This one's a fast-growing evergreen that tolerates neglect. It's also called a Japanese cedar. It's tall, tapering, and elegant.

### TREES

First, buy the largest young tree you can afford, because a tiny switch of sapling might not become a big tree until you're eligible for AARP. Second, don't plant a Bradford pear. Ever. They crack and fall too easily. Instead, plant these:

**Oaks:** They're strong and can live for a century or more. They can take a long time to become majestic giants, so if you're looking for shade, prepare to be patient. Pin oaks and sawtooth oaks get big the fastest; they can grow as much as two feet a year.

**Crepe Myrtles:** They make flowers in the summer and their leaves turn in the fall, so you get two seasons of color. Best of all, they grow very fast, going from sapling to mature tree in five years.

**Tulip Poplar:** They grow to a regal 90 feet tall, and make tons of shade. You'll get tulip-shaped flowers from it in late spring, and bright yellow leaves in the fall. They're disease resistant and strong enough to withstand winds that would take down other trees.



**JULY 30th—AUGUST 5th**

Submitted by Stephanie Stufflebeam Marshall

During the first few days, traffic in front of the main entrance can back up all the way past Stonebridge at peak attendance hours, so homeowners might want to consider using the Needy Road entrance. Please be considerate of those walking and obey the stop signs.



## SCHOOL OPENING

Submitted By Stephanie Stufflebeam Marshall

August 22<sup>nd</sup> is the first day of school for the Berkeley County 2022-2023 school year. Middle and High Schoolers will be out walking to their bus stops before the sun rises. Please watch for kiddos standing, walking, running, or playing at their corners waiting for their bus. If your house happens to be a bus stop, please keep the area neat and grass low.



• **August 6th- LUAU POOL PARTY**  
1-4pm **PLEASE BRING AN APPETIZER.** There will be music by DJ Rick Rohn.

- **September 10th-**International Food Fest Location is TBD 4pm Bring a dish that represents your culture.
- **October 15th-** Hocus Pocus movie night at the tennis court Details to follow
- **October 29th-** Fall Fest 11am at the common area off of Caledonia

**NOTICE:** Do you have an article, idea or information you would like to share in the Stonebridge Newsletter? Contact Becky McCarthy at: [spoawv@gmail.com](mailto:sपोवव@gmail.com)

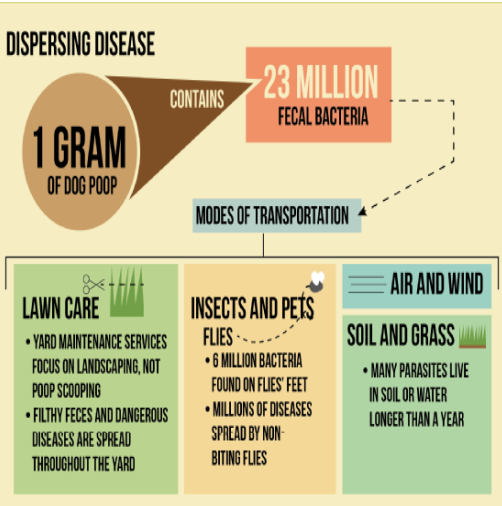
**TRIVIA:** Many places in West Virginia have historical markers connected with George Washington, the United States' first president. Which town was founded by the youngest full brother of George Washington?



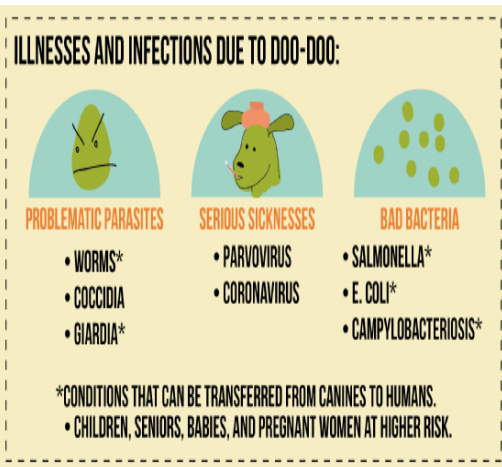
## PET CORNER

### THE DANGERS OF DOG POOP IN YOUR LAWN (COPIED FROM GREENPAL)

We all hate brown spots in our yard, especially when its poop. Maybe its from your neighbors dog, or your own dog, either way there are dangers of dog poop being left in the yard.



Here's the thing, dog poop isn't only an eye sore, its an environmental hazard, carrying with it a large range of pollutants and parasites. These parasites aren't limited to dogs either. Just one gram of dog poop can contain 23 million fecal bacteria, **GROSS**



For further information visit:  
[www.yourgreenpal.com/blog/the-dangers-of-dog-poop](http://www.yourgreenpal.com/blog/the-dangers-of-dog-poop)

## BASKETBALL HOOPS ON STREETS/BERMS



Public Safety is a concern in Stonebridge.

Our streets are private property and belong to the entire Stonebridge Community and as such, you must consider your neighbors rights as well. Basketball goals erected on the street right of way in front of a home is a hazard. While we appreciate the outdoor recreation basketball goals provide for youth and adults alike, they present a very serious hazard to those who play on our streets.

“You will notice that some concerned homeowners have their hoops/goals installed near the top left or right side of their driveways to keep players safe.”



### EASY GARLIC KNOTS

Submitted by Kathy Bost

#### Ingredients

- 1 13-oz. can refrigerated pizza dough
- 5 T. Melted butter
- 1/2 tsp garlic powder
- 1 tsp Italian seasoning herbs
- 3 T. Finely grated Parmesan cheese

**Note:** garlic and seasonings can be adjusted to taste. Minced garlic can also be used.

Preheat oven to 400 degrees. Line a baking sheet with parchment paper.

Slice pizza dough into strips. Strips can be sliced in half for smaller knots. Tie each strip into a knot, tucking in the ends. Place on lined sheet.

Mix herbs and garlic with butter. Brush knots, reserving about half.

Bake for 10-12 minutes until nicely browned. After removing from oven, brush with remaining seasoned butter.

### FOOD TRUCKS

- July 29th**-Taste of Greece
- August 12th**-Boss Jr's BBQ
- August 26th**-The CommonShare
- September 2nd**-Bricello's Caterers and Grilled Formaggio
- September 9th**-Nonni's
- September 23rd**-Franklin's Smokin Barnyard
- October 7th**-Toasted
- October 14th**-Mountaineer Meat Smokers

*Disclaimer: food trucks are subject to change/cancel at any time.*

*Farmer's Market Mondays*  
at Stonebridge

A local farmer will have produce for sale every Monday at the Pool parking lot, beginning July 11th from 4:30-6:30 PM. All sales are cash only.

The produce will consist of:  
broccoli, cauliflower, cucumber, green beans, green peppers, tomatoes, watermelon, zucchini & yellow squash

**SUBMIT YOUR SEASONAL RECIPE TO:**  
[SPOAWV@gmail.com](mailto:SPOAWV@gmail.com)  
**Attention: Becky McCarthy or Debbie Kelly**

## STONEBRIDGE POA BOARD OF DIRECTORS

### President

Jim Stearns

### Vice President

Alexander White

### Treasurer

Thomas Kelly

### Secretary

Reneé Wesley

### Member at Large

Nicholas Blumert

### STONEBRIDGE WEBSITE

[www.spoawv.com](http://www.spoawv.com)

### STONEBRIDGE EMAIL

[spoawv@gmail.com](mailto:spoawv@gmail.com)

## Stonebridge POA Scheduled Meetings

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 our website ([www.spoawv.com](http://www.spoawv.com)).

## DID YOU KNOW

**Leasing.** Lots may be leased for single family residential purposes only. All leases shall have a minimum term of six (6) months and a copy of all leases shall be given to the Board of Directors by the Owner of the Lot within thirty (30) days of entering into the lease. All leases shall require that the tenant acknowledge receipt of a copy of the Declaration, By-Laws, use restrictions, and rules and regulations of the Association and shall also obligate the tenant to comply with these documents."

**Occupancy:** Residences located on Lots may not be occupied by more than two (2) persons for each bedroom located in the residence. For purposes of this Section, the word "occupancy" shall mean staying overnight in a Unit for more than thirty (30) days, consecutively or nonconsecutively, in any calendar year.

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](mailto: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 ANSWERS: Charles Town

Charles Washington was the founder of Charles Town. His home, Happy Retreat, was established in 1780, and the town was officially founded in 1786. The mansion is a registered historical landmark and open to tourism. Charles named many of the streets of his town after his family members, including one after his wife Mildred. Charles Town often gets confused with the city of Charleston because of the similarity in name.

## STONEBRIDGE POA COMMITTEES

### Architectural Review Committee (ARC):

Rob Slayden, Chairman  
Mike Miller  
Jeremy Woodrum

### Facilities & Grounds Committee

Jim Gall, Chairman

### Social Media Committee

, Chairman

### Engagement Committee

Debra Kelly, Co-Chairman  
Ashley Blumert, Co-Chairman

### Security Committee

Ted People, Chairman

### 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](mailto: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](mailto:andrewthehonesthandyman@gmail.com)

### ◆ Laura's Landscaping & Painting

Laura L. Woolwine 540-793-3846  
Interior & Exterior Painting & Staining  
and Lawn Services.  
[laurawoolwine@aol.com](mailto: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](http://WWW.IS-AV.COM) [INFO@IS.COM](mailto:INFO@IS.COM)

### ◆ 4 State Real Estate

Suzanne Frund, Agent 304-268-7075

### ◆ YOUR SERVICES PRINTED HERE:

send information to email Stonebridge  
email address listed above.

## Property Management People (PMP)

340 Edmond Road, Suite E  
Kearneysville WV 25430  
Office (681)252-0217  
Fax (304)725-5986

### Community Manager

Dee D. Griffith

[dee.griffith@pmpbiz.com](mailto:dee.griffith@pmpbiz.com)

### Architectural Questions

Alison Morris, ext. 1901  
[alison.morris@pmpbiz.com](mailto: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.

## WEBSITE

PMP(no association with Dan Ryan Builders) maintains a members only website for Stonebridge Homeowners.

By logging into:

[www.stonebridgepoa.com/login.asp](http://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, minutes of Board meetings and Newsletters for full transparency.**