



Stonebridge POA

Martinsburg, West Virginia

www.spoawv.com

NEWS AND VIEWS OF THE STONEBRIDGE PROPERTY OWNERS ASSOCIATION **SPRING 2023**



We are completing a total renovation and update of our pool and pool house:

- The pool was drained and all of the cracks and broken plaster has been properly repaired and a new sealer / white top coat applied.
- The skimmers were repaired and sealed.
- All of the tile has been replaced with bright shiny colors.
- The missing underwater light has been replaced.
- We reconfigured the layout of the pump room, which improves water flow.
- The new motor and pump has been installed, replacing the motor that failed frequently last year.
- We have replaced all of the doors with solid exterior doors which will not stain or stick.
- The pool office has been renovated with cabinets and counter tops that we purchased on market place for pennies.
- In the bathrooms, we have removed the unusable shower in the men's room to expand the storage space for our pool cover

- We have replaced the rusting, nasty privacy dividers in both bathrooms, installing new, plastic dividers which have a 20 year warranty.
- A new changing table with storage has been installed in the woman's bathroom and cabinets for cleaning supplies in both bathrooms.
- Hanging hooks have also been installed in both bathrooms.
- The office and both bathrooms will be updated with new, bright anti-skid flooring, which also will help keep the floors clean and disinfected. Ceilings, walls, and trim will also have new bright paint.
- We will be purchasing additional umbrellas to replace the broken ones and ensure every table has an umbrella, and we will be installing a large sun sail at the entrance for our attendants

We will be self-managing the pool this year instead of hiring a pool management company. The biggest benefit will be having the ability to operate the pool whenever we want to. We have all of the back office infrastructure in place with insurance, scheduling and payroll, and we have an engaged and very active Pool Committee overseeing it all.

We have two residents who are becoming Certified Pool Operators and we will be reaching out to hire Pool Attendants as we get closer to opening day. We would prefer to hire all of attendants from the community, so look for our email blasts soon!

ANNUAL COMPLIANCE REVIEWS

Compliance reviews will begin in late May and continue through June. Things we will be looking for are stains on siding, missing/faded shutters, overgrown shrubs/flower gardens, grass and anything to do with the outside appearance.

PLAYGROUND UPDATE

The big green space on Caledonia between Hogan and Hook has been called many names:

Green Space, Common Area, Cook / Brosmer Park, and The Walking Loop. This summer we are adding another name – PLAYGROUND! We are working with 4 companies to provide suggestions and layouts. This will be a multiyear project so that we can spend the association's money conservatory and learn as we go as to what kind of equipment and features the community wants.

This year we will lay out the entire space for the playground leaving room to added more equipment and features over the next couple of years. We plan on installing one large, multi-use feature that will accommodate the age range in our community. We will be using Rubber Mulch because it will no degrade over time, is softer to play on, and cats do not like the smell.

We are also looking at ways to remove the wood roofs over the two pads and replace the roof with Sun Sails. These pads get very little use because birds nest under the roof and leave their droppings. The Sun Sails are inexpensive and there is no place that birds and nest. This will make the best use of space that we have already invested in.



Increase Your Curb Appeal & Get A High (ROI) Return On Investment

By Debra Kelly

Talk to any Real Estate agent (or avid HGTV viewer) and they'll tell you that increasing your curb appeal is important when selling your home. Curb appeal is how attractive your home looks when a potential buyer first pulls up to look at it. You've probably heard the phrase "first impressions are important," and that's true -- especially when selling a home. According to a study done by Michigan State University, a home with landscaping and effort put into curb appeal can increase perceived home value by 5 to 11%. Curb appeal can also sell a home faster. Suzette Peoples, Owner and Broker of Peoples Properties, said curb appeal is important for buyers to form a positive opinion on the property.

"When buyers see the outside taken care of, they have a better attitude that the inside will be just as nice!" Peoples said. "First impressions make lasting impressions."

1.Clean or Repaint the Door

Suzette Peoples, Owner of Peoples Properties, said she always advises sellers to clean or re-paint their front door before listing a home. Your front door gets a lot of wear and tear and has to face the outside elements, which can make it wear faster. Cleaning it and updating the paint can instantly update the look and feel of your home. Add a bold but matching color to make the door pop and have the prospective buyer's eye drawn to it. Cost to repaint the door: About \$20 for a quart Little extra in your budget? Completely replacing your door can bring a 90% return on your investment if the entry door is steel (which, on average, will cost you about \$1,413), according to the Cost vs Value Report from Remodeling Magazine.

2.Landscape

When you pull up to a home with dead grass and weeds in the planter boxes, you're probably not going to be impressed. That's why investing in your lawn and garden is great for curb appeal.

Landscaping is one of the best ways to increase curb appeal for any listing," Peoples said. According to the Economic Benefits of Landscape by the Landscape Contractors of America, landscaping can add 14% to the resale value of a home and sell it 6 weeks faster. Take an hour or two to weed the garden, replace mulch, plant new flowers, and replace the brick or concrete siders on your flower beds. You'll also want to mow your lawn before showing the home. You can also purchase ready-made pots of plants at most home improvement stores, which can save you time and energy. Cost: dependent on what type of flowers and mulch you purchase. Can work with any price range. Little extra in your budget?: Find a professional landscaper in your area to create an easy-to-care-for landscape that also looks beautiful. Homeowners spend \$3,219 on average to hire a landscaper.

3.Clean Up The Driveway

Driveways don't seem like they'd be a real eyecatcher, but if it has weeds and dirt, it's going to leave a bad first impression for your buyers. Suzette Peoples said she power washes all driveways and sidewalks before listing the home. But don't just clean up your driveway, make sure it's de-cluttered as well. Jill Price suggested making sure the cars aren't parked in the driveway for the photoshoot of the home and while the home is being shown. "Make sure all garbage, recycling bins, and kids toys are put away and not in plain view," Price said. Cost: Power washing can range between \$100 and \$600. Little extra in your budget?: If your driveway is stained or cracked, it may be a good idea to invest a bit more to get it fixed. Homeowners spend an average of \$1,450 to repair their driveways.

4.Clean the Exterior of your Home

The driveway isn't the only part of your home that needs to be washed. Your home gets the baking sun in the summer and the freezing cold of snow, not to mention the dirt and mud that get splashed on it when it rains! Jill Price said she suggests washing every window. It's not a bad idea to wash them inside and out! Afterward, clean off the siding or brick of your home. Realtors say you can add between \$10,000 and \$15,000 to

the price of the home when this is done. Cost: Power washing can range between \$100 and \$600.

Little extra in your budget?: Consider replacing your siding on your home. Remodeling Magazine shows that for an average of \$14,518 spent on the project, around 76% of that is returned upon resale. If replacing siding is too much, consider repainting your home, which averages to be about \$2,644.

5.Update Your Roof

One of the costlier problems a seller may have with their home is their roof. A roof usually needs to be replaced entirely every 20-50 years, depending on maintenance and home area. If you don't think that a prospective buyer will notice, you'd be wrong. A buyer will see problems like missing shingles and watermarks when they first pull up to the home. Cost: fixing small issues like missing shingles, or flashing, can cost on average \$681. Little extra in your budget?: Consider having an inspector look at your roof and if you need it replaced, replace it. On average, a new roof costs \$7,600 but, according to a study done by Realtor Magazine, this replacement can provide a huge ROI. Their study found that the return on investment when reselling was 105%.

6.Revamp Your Porch

You want the buyer to be impressed by your staging before they even walk into your home. Jill Price, Broker for REMAX Rouge River Realty, said she suggests putting seasonal décor on the porch and stairs of a home, like flowers or a wreath. Feeling crafty? You can also update your house numbers on your door, replace the handle, and switch out your outdated light fixtures for a new look. Just make sure that your metals on the light fixtures, door numbers and door handles match. Cost: Outdoor Lighting can be as low as \$30. Door numbers can be as low as a few dollars per number. New door handles can be as low as \$50.

Annual Compliance Review will be conducted in May and June by PMP.

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

TRIVIA : What mammal has no vocal cords?



TED PERSON, a longtime resident and chairman of the Security Committee passed away in February. He will be missed.

GOLF COURSE AND CLUBHOUSE UPDATE



We received an update from golf course management which we shared in an email blast. Here are the highlights:

- Work continues on the club house with about 3 month to go.
- Major work on the course itself will continue and intensify.

⇒ The course will be designated a work zone, effective March 15, 2023 and the course management has ask all residents to refrain from walking, riding, or driving on any course property. Let's be good neighbors and not slow down the progress by venturing out on the course.

⇒ Golf Course Management will provide additional updates as work progresses.

At this time there is no scheduled opening dates for either the club house or the course.



PET CORNER

PET ADOPTION

What is the process of adopting a pet?

- Pets found as strays, with no traceable identification, are placed on a three-day stray hold before they are available for adoption. This gives a possible owner time to claim the pet. If you are interested in a pet with a stray hold, you may serve as the pet's foster parent until that mandatory three day hold period has passed.

Where can I find a pet for adoption?

- You can search online at www.Petharbor.com or www.24petconnect.com, but it is best to visit the Pet Adoption and Protection Center or Petco in person as pet adoptions are conducted on a first-come, first-served basis, and the pet listed online may not be available.

How much does it cost to adopt a pet?

Berkeley County Humane Society's adoption process:

- \$150.00 adoption fee for dogs and \$65.00 adoption fee for cats. (includes first cat/dog vaccine, worming, spay/neuter fee + micro chip for dogs). Adoption contract and questionnaire forms will need to be completed at time of adoption and your adoption fee includes the spay/neuter of the pet, which is done by Dr. Briardo Reich at our own on site spay/neuter clinic. You schedule your appointment with the staff at time of adoption.

What are the benefits of adopting a pet?

- According to the Centers for Disease Control and Prevention, people who have pets tend to have decreased blood pressure, as well as decreased cholesterol levels and decreased feelings of loneliness. In addition, people who adopt a pet have an increased likelihood of becoming more social and more outgoing.



Hidden Valley Ranch Oyster Crackers

- 12-16 oz Plain Oyster Crackers
- 1 pkg Hidden Valley Ranch Buttermilk Recipe Original Ranch Salad Dressing Mix or Spicy version (3 TBS)
- 1/4 tsp Lemon Pepper
- 1/2 tsp Lemon Zest
- 1/2 -1 tsp Dill Weed
- 1/4 tsp Garlic Powder
- 3/4 -1 Cup Salad Oil or Olive Oil

Combine Hidden Valley Ranch Mix (powder) and Oil. Add Dill Weed, Garlic Powder, Lemon Zest and Lemon Pepper. Pour over crackers, stir to coat. Place on cookie sheet in warm oven 250 degrees for 20-25 minutes.

Submitted by: Becky McCarthy

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

FOOD TRUCK FRIDAYS



Scheduled by Lisa White
 All food trucks are subject to change.

April 14th-Nonni's Eats & Sweets

May 26th- La Cocina

June 16th- Funnel N Around

June 23rd- Dougie's Food Truck

July 28th- Coco's Grill

August 18th- The Pretzel Spot

STONEBRIDGE POA BOARD OF DIRECTORS

President

Nicholas Blumert
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Vice President

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srwesley02@gmail.com

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Jim Stearns
jklstearns@gmail.com

WEBSITE

<https://www.spoawv.com>

Stonebridge POA Scheduled Meetings

March 20th

May 15th

July 17th

September 18th (Annual Meeting)

November 20th

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 Stonebridge website:

www.spoawv.com

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
Debra Kelly

Property Management People (PMP)

340 Edmond Road, Suite E
Kearneysville WV 25430
Office (681)252-0217
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.

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, minutes of Board meetings and Newsletters for full transparency.**



March 3-17 TUESDAYS & FRIDAYS Shamrock Shenanigans



There will be a clue posted on FACEBOOK at 1 p.m. that will let you know where to find the pot of gold. There will be prizes for each day and clue.

April 2nd 2:00 pm Easter Egg Hunt,



Pictures with Easter Bunny and Food from Lady Jays will be held in the Common Area (off Caledonia).

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: A Giraffe

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