

MILL CREEK HOME



Newsletter of the Mill Creek Homeowners Association, Charlottesville, Virginia
also available online at www.millcreekhomeowners.org

Urgent: Come to the Annual Meeting on January 18

Our Mill Creek community urgently asks you to attend the Annual Homeowners Meeting on Wednesday, January 18, 2012. As a community, we face serious decisions about improvements, local conditions, future plans for nearby areas, and the quality of community life. Please come to the meeting to hear news that concerns us all—and to share your opinions and shape future decisions.

The Board is designating 2012 as Mill Creek Renewal: a time to catch up on areas of community concern and bring the community back to the well-kept state it maintained for many years.

See highlights of the January 18 agenda on page 3.

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Join the Board for meetings

2nd Tuesday of each month, 7:30 pm—

Meetings are held in Board members' homes; contact the Board President to learn where the next meeting will be held.

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Whether your primary interest is maintaining the common areas, re-surfacing Mill Creek sidewalk, the conditions of mailboxes, plans for Biscuit Run State Park, or the status of housing developments in the nearby area, you will want to be at the meeting.

Help make decisions for 2012 at Monticello High School on Wednesday, January 18.

Addeane Caelleigh, Editor
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No Dues Increase for 2012:

Still \$102

After careful deliberation, the Board voted at its December meeting to keep the annual dues at \$102 for 2012. Although Mill Creek faces many needs in the next few years to maintain our neighborhood and services, the Board concluded that a dues increase could be postponed this year. The decision will cost the community more than \$2,100 in income for 2012, and the Board will monitor expenses carefully in light of prudent plans for the future.



Current dues = only \$9 per month!

Community Update

Mill Creek Mailboxes: Emblem of Mill Creek

You may have noticed recently how many Mill Creek mailboxes need to be painted and posts need repair and painting. The mailboxes are a major part of the Mill Creek image—but many of them look shabby, and a few are dilapidated.

In summer 2011, Board members walked the entire community, took photographs of mailboxes and posts that needed repair or re-painting, and planned to notify specific homeowners about required maintenance.

That notification process has been postponed until early spring, when a new review will be conducted, homeowners will be notified, and a deadline for completing the maintenance will be given. Failure to complete the maintenance/repair may result in fines.

Ideas for Community Social Activities

What do YOU want to do?

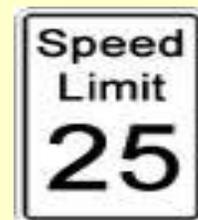
- Ice Cream Socials
- Pizza with the Prez (and Board)
- Interest Groups
 - Biscuit Run
 - Welcoming Committee
 - Gardening group – plant exchanges
 - Hiking club
- Neighborhood Clean-up/Volunteerism
- Neighborhood Watch/Safety
- Short-term improvement projects

Improving the Entrance: Lighting & Landscaping

Entrance Lighting. In November, the Board completed the installation of new wiring and lights for the entrance area from Avon Extended. The sign and stonework are still in good condition but the lighting has needed repair for some time. Further adjustments will be made soon to the lighting of the small pillars on either side of the sign.

Entrance landscaping. The Board has received bids for landscape work on both sides of the entrance from Avon Extended, and at the December Board meeting voted to accept one of the bids. A Board member has done some work on the area already, removing some of the vines that had grown over the trees. The contractor will remove dead shrubs, take out the vines and other overgrowth, remove excess mulch around some of the trees—especially on the north side of the entrance—and restore it to a healthy level.

Receipt of the money from the pond escrow fund allowed the Board to undertake these improvements sooner than would otherwise have been possible.



***Remember our speed limit
& safety for all!***

2012 Annual HOA Meeting: Beginning “Mill Creek Renewal” —urgent: all homeowners needed—

The HOA Board urges all homeowners to attend the 2012 Annual meeting **on January 18, 2012, 6:30–9:00 p.m., at Monticello High School**, to begin discussions of renewal for the Mill Creek community. *Watch for directions to room in the January letter.*

The community has important topics to discuss, including these areas of concern and planning:

- **“Getting Back in Shape”:** Improvement projects
 - Mill Creek sidewalk
 - Mailboxes
 - Entrance
 - Dog stations
 - Mill Creek Trail
- **Larger Board:** urgent need for 4 or more new Board members
- **Working Groups:** urgent need for volunteers to assist the Board short-term on new working groups on limited, specific projects
- **Paint Colors:** definitive guidance now available
- **Newsletter** – expand and improve; ideas and volunteer writers appreciated
- **“Helping Hand”:** suggestions include
 - “teen work corps”—help with larger projects (for payment)
 - “elder help”—pair up to help elder members of the community
- **Financial Report.** Status of HOA budget and other financial issues.

Something new this year: Information Fair for homeowners. This year’s meeting will offer information for homeowners from local organizations **6:30–7:00 pm.** Information and/or representatives from County government and local organizations will be available on issues of special interest to Mill Creek residents.

Pay your dues in person—save a stamp! Bring your checkbook and pay your dues while you are thinking it.

~ See you at the Annual Meeting ~

What It Means to be an HOA Board Member

- ✓ Learning more about our community
- ✓ Building community relationships & cooperation
- ✓ Contributing creative ideas and solutions
- ✓ Responding to questions and input from your neighbors
- ✓ Attending a meeting each month
- ✓ Improving your Mill Creek physically & socially
- ✓ Getting to work with some really good people—each other!

What are *Your* Ideas ?

Call or email any board member to add ideas to the agenda for the January 18 meeting—or attend the January Board meeting to discuss the agenda.

- Do you have a suggestion for how to improve our community?
- Do you want to coordinate an activity for Mill Creek?

All ideas are welcome!

Mill Creek Paint Colors

by Sue Voreis
Co-Chair, Architectural Review Committee

The HOA Board's review of correct stain and paint colors is complete, and the approved Duron list is available for homeowners. See insert in this issue of the newsletter; the list will be posted on the Mill Creek website in early January.

Continuing with original palette. The Board closely followed the original stain palette used by Craig Builders when the neighborhood was established. Mill Creek Covenants require homeowners to use approved colors.

Over the past 20 years, as homeowners have tried to match the approved colors with non-Duron paints, the colors have sometimes shifted from the original, intended colors. It was a complicated process to work out the current equivalents of the original colors. The new list of approved colors allows all homeowners to comply with the Mill Creek Covenants.

Wide choice of colors. The approved Duron colors offer a wide range of colors for house siding and for doors and trim. There are many colors for trim, which adds to the possible variety. Many homeowners will be pleased to see the range of "Williamsburg-style" colors available, especially for doors and trim. Overall, homeowners have wide latitude in choosing approved colors.

See the approved colors. The Duron Paint store has a binder that shows the approved colors, and the Architectural Review Committee has two copies of the binder that homeowners may see by meeting with committee members.

10% off Duron paint. Mill Creek residents receive 10% off from the Duron Paints store in Charlottesville.

Two options when choosing colors. As described in detail in the insert, homeowners have two options when choosing paint colors for houses.

- Homeowners who use the approved Duron colors do not need any approval from the Board.
- Homeowners who wish to use non-Duron paint that matches the approved Duron colors, however, *must* receive approval from the Board.

The insert explains how to request approval, what the Board will do, and how long it will take to receive a decision.

See the approved Duron colors at the Annual Meeting on January 18 at Monticello High School.

Siding colors and trim colors not interchange. Homeowners cannot mix the two categories of colors. Only siding colors may be used to stain house siding. The wide range of colors for doors and trims may be chosen in any combination to compliment the house color. A common mistake is to select a door/trim color as a siding color—the Covenants do not allow this use of trim colors.

Need help? Contact the co-chairs of the Architectural Review Committee:
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Remember: we have a new box number.