

MILL CREEK HOME



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

Our newsletter is back!

I've really missed the Mill Creek Homeowners Association newsletter. For many years Barbara Mann—bless her!—wrote a wonderful quarterly newsletter that kept us informed and helped us get to know our neighbors.

When I moved into Mill Creek in late 2004, the newsletter was the main reason I felt that my husband and I had move into a community rather than just another subdivision. I always felt in touch because Barbara's newsletter gave me the community news.

So here is the first issue of the "new" newsletter, which will be delivered four times a year to your mailbox and to your e-mail if you've signed up

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for notices from the neighborhood watch. (A good reason to sign up at bjm2r@virginia.edu.)

Please share your news and suggestions with me (asc8f@virginia.edu) or any of the board members.

Addeane Caelleigh
newsletter editor

Get to know your Board members

Everyone on the Mill Creek HOA Board is a volunteer working to maintain the community we enjoy. Please get in touch with board members if you have questions or comments about HOA activities or issues.

Neal Grandy, President
Chair, Grounds Committee
nrg2p@virginia.edu

Brian Markot, Vice President
Member, Architectural Review Committee
wmb0n@embarqmail.com

Kevin O'Connor, Treasurer
koconnor7878@gmail.com

Maritza Saavedra
Chair, Architectural Review Committee
mms3u@virginia.edu

Janet Eden
Member, Grounds Committee
outsidewitheden@aol.com

Addeane Caelleigh
Secretary & newsletter editor
asc8f@virginia.edu

Join the Board for meetings

—1st Tuesday of each month, 7:30 pm—
Meetings are held in the Calvary Baptist Church
(Come in the glass double doors, turn right, then
left toward the conference room.)

Need help with yard work?

If you need help with lawn work this summer, you have many choices.

- You might consider using the company that maintains the Mill Creek's common areas. The company offers an attractive *one-price service* for all Mill Creek homeowners—regardless of steep slopes or size of lawn:
Russell Loschelder Landscaping and Maintenance, LLC; 434-971-3629.
- Many companies and individuals provide yard services in Mill Creek. If you are pleased with the service you use, please add the name to the Contractor Recommendations section of the website (www.millcreekhomeowners.org).



Our local businesses: Hong Kong Restaurant

Hong Kong Restaurant, a new eatery serving Chinese and Japanese specialties, has opened in the Southside Shopping Center. It is located next to Universal Video, facing Avon Extended.

The restaurant offers take-out or dining in.

Hong Kong Restaurant
32 Mill Creek Dr., Suite 108
434-245-8818
434-245-8817
open 7 days a week
lunch and dinner

Check out the Mill Creek website

The HOA website has valuable information for everyone in Mill Creek:

- Board members' contact information
- Minutes of recent board meetings
- Newsletters
- Bylaws and covenants
- Information on Mill Creek paint colors
- Information on Mill Creek mailboxes
- Contractor recommendations

These recommendations are from Mill Creek homeowners—please add your own recommendations!

www.millcreekhomeowners.org

Free Paint for your mailbox!

Barbara Mann has the right paint if you're ready to spruce up your mailbox.

We can help ourselves from the drum on her front porch (1274 Gristmill Dr). Bring a container that holds about two cups.

It's important to roll the drum onto her lawn before pouring paint into your container. Please do not try to pour the paint while the drum is on the porch, walkway, or gravel. Also, rolling the drum onto the lawn helps to mix the paint before you pour it into your container.

The paint is provided by the Mill Creek Home Owners Association.

Easements — easy for everyone

Disclaimer: This general information is not intended as legal advice. Please consult County offices or an attorney for complete information.

We homeowners have to learn certain real estate terms that affect our property. One that is sometimes confusing is **easements**. Here are some frequently asked questions about easements and how they affect us in Mill Creek.

What is an easement?

An easement is a right for someone other than the property owner to use the land for a specific, limited purpose.



Recycling at curbside

by Bill Casertano

There is exciting news for customers of Dixon Trash Disposal Service—"curbside" recycling is available in Mill Creek. After partnering with van der Linde recycling of Troy, Dixon now collects all types of recyclables directly—at *no extra fee*.

- You don't have to separate the recyclables; they can all be mixed together in one bag.
- Dixon will take **all** numbers of plastic containers; corrugated and non-corrugated cardboard; metal cans; aluminum cans; glass containers; and all varieties of paper.
- Put the recyclable bag or box out alongside your Dixon trash can—but separate from the can.
- Get them out early, because a separate recyclables truck comes **before** the garbage trucks arrive on Thursday mornings.

Why do other people need easements to our property?

When housing is being developed, local government and utility companies provide services for the homeowners. For example, government is responsible for water and sewer lines and has authority to establish easements for them; utility companies must run power or communications lines that require easements.

What rights does an easement give?

The holder of the easement (such as the government or utility company) has the right to do necessary work on the area covered by the easement, such as

*continued; see **Easements** on page 4*

Community Notice Board

September Party — watch for later announcements about this year's party.

Dog lovers and dog walkers — please remember to clean up after your pets.

"Miss Utility" — before major digging or excavation projects, contact the "Miss Utility" office at 800-552-7001 or www.missutilityofvirginia.com.

Thanks to Dixon for this added service, and here's to a cleaner neighborhood and planet!

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repairing lines or installing new pipes or upgrading phone and cable lines.

Do easements restrict the homeowner?

The homeowner is required to keep the easement free of obstructions so that nothing impedes the necessary work. For example, a new shed or addition cannot obstruct the easement area. Or if a homeowner paves over part of an easement, the easement holder has the right to tear out the obstruction, and any repairs must be paid by the homeowner.

Are easement areas considered “common ground” in Mill Creek?

Easements are not common ground—they always remain private property and are the responsibility of the homeowner. For example,

the county has an easement along the roadside but the homeowner is responsible for mowing and maintaining the area.

How do I know where easements are on my property?

All easements are marked on the official survey (plat) of your lot. If you cannot find your survey, the County Office can make copies.

**Mill Creek Homeowners Association
P.O. Box 3903
Charlottesville, VA 22902**

www.millcreekhomeowners.org



Mill Creek sunset

—to see the sunset in full color, go to the newsletter on the website—

Send us your photos of gardens, sunsets, pets, wildlife, and other beauty from Mill Creek—we’ll include them in upcoming newsletters.
(send to Addeane Caellegh at asc8f@virginia.edu)