

Sundance Times

Spring 2023

Vol. 2, Issue 1

P RESIDENTS' CORNER

From, Co-Presidents, James Jahoda and Anthony Baugher

Hello Sundance,

We look forward to 2023!

We especially want to thank Cathy Gregg for the burst of Spring flowers at the



Sundance entry sign and those that donated plants, bulbs, and mulch. Cathy's hard work has given us a beautiful entry into the Association.

Board Member Heather Conely stepped down from her position on the Board in January, due to increased work commitments. The Board voted in member Anthony Good to serve out the year until nominations for the vacancy can be made and voted upon by members at the next annual meeting.

Anthony owns two SMSA properties, which he rents as Airbnb's. He is a plumber and has been serving on the Wells Committee for some time. While Anthony lives in PA, he makes frequent trips to maintain and oversee his Sundance properties.

Thanks to all!

Co-Presidents, Jim Jahoda and
Tony Baugher

FINANCE REPORT

The first quarter reports show we are on track to maintaining our budget.

The due date for the 2023 Assessments was extended to February 15 this year. We have a few members still owing on their assessments and we urge those members to get their payments in this month to avoid late fees.

As a result of several legal actions and working with members on establishing scheduled payment plans, we have been able to collect a substantial amount on delinquent accounts.

Since much of the delinquency results from unpaid shared well expenses, the Finance Committee developed and posted on the website, a new [Shared Wells Maintenance, Repair and Replacement Policy](#) that will further help to protect the cash flow, financial planning and stability of the Association.

We continue to strongly encourage members who are unable to pay their assessments and well repairs in full, to contact the Treasurer to set up a payment plan. This can suspend additional finance charges, late fees, loss of privileges, and avoid possible legal action. If you would like to set up a payment plan, please call 540-896-3056 or email treasurersundancemtssouth@gmail.com.

A large number of owners are now using the new credit card payment service by either calling Valley Bookkeeping Services directly (for both well bills and assessments) or by using the website (for annual assessment payments).

NATURE REPORT



Members have reported seeing more of the Pileated woodpecker, which is Virginia's largest woodpecker. This beautiful bird with the bright red head is often

heard but rarely seen.

Some people mistakenly think it damages trees they drill into, but healthy trees can withstand the minor damage and they mostly prefer dead trees or those with rotting areas to locate insects or create their nest cavities. Only the male has the red chin stripe shown in the picture.

A rescue was performed in February for a cat stuck in a tree for over four days in cold weather.

After the Fire Dept. determined their ladder would not be long enough, G & L Tree Care Solutions sent a climber out in the dark for the rescue.



Nighttime Climber

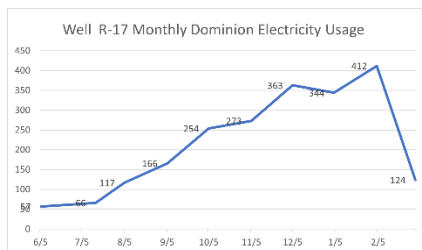
Be bear aware! While still denning, bears may be active on warm days. Keep dogs leashed and be alert if you're hiking.

SHARED-WELL UPDATES

Well filters and UV lights were changed in February. The next filter change is scheduled for mid-April and water tests will be made at that time. Members will be notified of any bad test results.

HOW WE MONITOR YOUR WELL'S KW USAGE.

Every month, we log each well's KW usage and chart the results. Below is an example, using Well R-17's 9-month chart.



This chart indicated a likely leak, and as such, extensive searches were made for several months. A large leak was repaired but the KW chart kept climbing the following month. Another large leak was finally located and repaired, and we then saw a tremendous drop in the monthly KW usage.

WHY YOU SHOULD BE ALERT FOR LEAKS

Leaks cause the well pumps to run excessively, which can cause costly damage to the pump. In addition, as more and more water is run through the filters, they get clogged up quicker. As the filters get clogged, the UV lights are less effective in cleaning the bacteria in the water.

Watch for wet areas, not only on your own lot, but anywhere, including alongside the roads. Report them quickly to smsawells@gmail.com or call the hotline at 540-339-7510.

Well S-13 NOTE

It's been noted that this well frequently has low water pressure and serves five full-time households and three non-resident owners' properties. While looking for solutions, we feel it may be beneficial to try increasing the frequency of filter changes to monthly to see if the flow improves.

ROADS UPDATE

Work was scheduled in March for the long-needed roadside brush removal. Road maintenance will then follow, and additional brush work may be carried out later in the year.

FIRE SAFETY

Please be aware that the New Market Fire Department has recently been called multiple times to put out fires at SMSA.

SMSA Fire Safety by VP Eric Sauder

Have you ever thought about how a fire department would fight a fire in the development? Currently there is no source of water in the development that can be used to fight a fire, so tanker trucks with a 10,000 gal. capacity would be relied upon to rapidly extinguish a fire before it spreads into the woods. Water would need to be ported in from the closest source, which takes valuable time. Since there is only one road in and out of the development, should the woods catch fire the potential exists for loss of life if residents are unable to evacuate.

What can be done to reduce the risk of a major conflagration in the development? We spoke to the Assistant Fire Chief from the New Market Fire Department, and the Assistant Fire Marshall from Rockingham County. They recommended clearing dead timber and brush from the woods and keeping roads and private driveways clear and open (including snow.) For a tanker truck to reach your property it needs a 20-foot road width and a vertical clearance of 13 feet, 6 inches. If the fire department can't get to a fire, they can't fight it.

We have received an estimate for removing dead timber and brush from the road right of ways, and by the time this newsletter is published, the work will most likely have commenced. In addition, fire pit safety guidelines have been published. Signs were installed in February to remind members and visitors of the VA Dept. of Forestry's No Burn law. It provides that

open fires can only be burned after 4 p.m. from February to the end of April.

(We sent a recent article from the Shenandoah Herald on the subject of fire safety to all members. If you did not receive that article and would like to receive it, please call the hotline or email us at sundancemtsouth@gmail.com.)

For the sake of your neighbors, please remove dead wood and brush from around your home. It's not uncommon for a fire to start as a house fire. Please do what you can to keep a fire from spreading into the woods.

VP, Eric Sauder has done extensive research and collaboration with the local fire department and the National Forest Service. (NFS). Due to his efforts, we are analyzing our eligibility for a matching funds grant from the NFS for roadside brush removal and other measures to help during fire emergencies.

SMSA CONTACTS

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Timberville, VA 22853-0628
540-896-3056

Call-in credit card info:

540-896-3056

Website dues payments:

<https://www.sundancemtsouth.org>

(Click on MEMBERS)