

Sundance Times

Fall 2022

Vol. 1, Issue 3

P RESIDENTS' CORNER

From, Co-Presidents, James Jahoda and Anthony Baugher

Hello Sundance,

We hope you had a great summer and are looking forward to our fall leaves!

As you will read, so far this year, we have concentrated on continued road work, reducing our delinquent accounts, improving payment methods, and making sure our wells are well-maintained.

Board Meetings

The Board of Directors held a virtual meeting in July through Google Meet and phone dial-ins, and we were very pleased to have had several members sit in and hear what all is going on.

While we publish the meeting announcements on the website, all regular Board meetings are open to members upon request. If you would like an invitation to future meetings, just send us a request after the meeting is announced and you will be provided the links to attend.

The Board is currently meeting virtually, so you will be sent an email link and a phone number to call to join the meeting. We allot a special time for members to pose questions and make comments.

Hope you can attend some time!

Co-Presidents, Jim Jahoda and
Tony Baugher

FROM THE FINANCE COMMITTEE

Credit Card Payments

The new credit card service has been a huge success with many members taking advantage of the new payment option. As a reminder, you may now pay any SMSA bill by calling 540-896-3056 with your card information. You can also pay your annual dues on the website in the MEMBERS area.

Delinquent Accounts

A series of letters and emails sent to delinquent members has resulted in collection of several thousand dollars in the past few months. Institution of credit card payment has helped in this endeavor. However, uncollected dues and well repair reimbursements continue to make adhering to the budget difficult and could result in dues increasing next year to cover the shortfall.

Members who are delinquent in their annual assessments or well repair expenses for the past few years still owe over \$7,900.

The Board has taken significant action to collect delinquent accounts, including placing several accounts with a collection agency. The Board is considering further action to persuade payment, permitted under the current bylaws and policies.

Members, please make your payments as soon as billed. Payment plans can be arranged, and credit card payments are now available.

CRITTER REPORT

We want to give a special thank you to member Anthony Good and Board member Heather Conley for rescuing a litter of kittens that were discovered in a vacated house.

Mr. Good was inspecting the property late one evening when he heard mewing coming from the crawl space over the porch. Finding something to stand on, he opened



the hatch and found several little white and black kittens. He immediately called a Board member, who call Heather, who does work for the SPCA.

Heather and Anthony soon had the kittens in hand and Heather took them home and cared for them for several days before taking them to the SPCA facility to be adopted. Big thanks to you both!

A member reported a family of groundhogs has moved in under a shed and since they can cause considerable damage, animal control may be required. Another member also reported seeing a groundhog on the mountain. This is highly unusual, since groundhogs usually like low areas near streams and fields. Be on the alert!

Outdoor security cameras at one member's lot has reported three deer coming daily, as well as visits from a bear, a bobcat (pic



taken as he caught a squirrel for dinner), a few foxes, several racoons, a family of opossums, tons of squirrels (of course) and a few night-time family cats.

SHARED-WELL UPDATES

Well filters and UV lights were changed in June and will be changed again in early September, and all water tests collected to date shows no bacteria present.

We have had several large leaks on our waterlines this year, and we want to thank the members who spotted wet ground and quickly alerted us.

As a reminder, if you see a wet area that is not normal, it may be from a leak in the pipes and should be reported as soon as possible to prevent damage to a well pump and avoid additional costs to shared-well owners. Call the road & wells hotline at 540-339-7510 for suspected leaks.

ROADS UPDATES

Since our 2021 work on ditches, culverts and run outs, we find our roads are holding up well under several heavy rains we've had this year.

The 2022 roadwork was on grading, improving the crown and adding gravel, however, our contractor worries that unless members reduce their speed on the steep areas, wash-boarding will continue to occur.

ROAD SIGNS: People often think added speed is needed on our steep areas, especially visitors and delivery vehicles. Speed results in loss of gravel, ruts and washboarding. By using a lower gear, less speed is required resulting in less spinning of tires. New signs will be placed at the base of the steep areas on Sundance Mt. Rd and Blue Smoke Ln that alerts drivers of STEEP GRADES AHEAD – USE LOW GEAR. We hope that everyone will be persuaded to GEAR DOWN and SLOW DOWN. Help us save our roads and gravel.

The important intersection sign for Sundance Mt. Rd and Blue Smoke Lane was damaged due to a heavy storm and fallen trees. A special bracket must be ordered to repair this sign and we are working to find one that fits our needs.

FALLEN TREES: It was an unusually busy summer for fallen trees on the roads. When alerted of a down tree, we try to get it removed as quickly as possible and our tree contractors have responded almost immediately when called.

NOTE: Members may cut and haul away fallen trees that are in the roadway, however, any fallen trees on private property would require the owner's permission for removal.

ANNUAL MEMBERSHIP MEETING

The 2022 SMSA Annual Membership Meeting will be held on Saturday, October 29th at 1 p.m. and may be attended both in-person at the New Market Community Center and virtually through Google Meet and phone dial-in. Members do not need Google or a G-mail account to join the meeting.

A formal announcement will be sent in early October through email to those members that accept email messages and by USPS to all others.

In case members cannot attend, proxy forms will be sent via USPS to all, with instructions on how to have another member attend and vote in their place. In addition, full details on using your proxy form is published on the web at https://www.sundancemtouth.org/documents/proxy_info.pdf.

Complete Annual Meeting information, help and meeting handouts will be published on the website at https://www.sundancemtouth.org/membership_meetings.html and this area will be updated often as handouts and other additional information are available. Members may also call the hotline if they have questions.

If you would like to be nominated to serve on the Board, or would like to nominate other members, please email or call in your nominations to us at this time. Just call the hotline number at 804-339-7510 or email smsasecy@gmail.com.

NEW RULES ON OUTDOOR FIRE SAFETY

Due to the increase in the installation and use of fire pits, as well as an influx of short-term rental properties, the Board has established the OUTDOOR FIRE PITS AND FIRE SAFETY Rules to ensure the safety of our properties, the lives of members and visitors, and our wooded community. The new Rules were sent to members and are now available on the website at <http://www.sundancemtouth.org/documents/safe-use-of-firepits-2022.pdf>. With leaves falling soon, we encourage all members, guests, and tenants to read and abide by the rules for the safety of all in our community.

NEW MARKET HERITAGE DAY

The Fall Festival this year is on Sept. 24th with craft vendors, local food, and musicians. It will be held from 9 a.m. to 4 p.m.

SMSA CONTACTS

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156 N. Main Street
Timberville, VA 22853

Mail to:

SMSA
PO Box 628
Timberville, VA 22853-0628
540-896-3056

Call-in credit card info:

540-896-3056

Website dues payments:

<https://www.sundancemtouth.org>

Click on MEMBERS