

# Sundance Times

Fall 2023

Vol. 2, Issue 3

## **P** RESIDENTS' UPDATE

From, Co-Presidents, James Jahoda and Anthony Baugher

Happy fall Sundance Members!

It's that time of the year again! Our Annual Meeting will be held on Saturday, November 4, at 1 p.m. at the New Market Community Center with both in-person and ZOOM access.

All the information needed to attend is now on the website at <https://www.sundancemt.gov/annualmeetinginfo.html>

There are two board vacancies to be filled this year and a request for nominations went out on September 8th. If you would like to nominate someone or yourself to serve on the board, please do so by Friday, 10/9/23 by emailing us at [smsasecy@gmail.com](mailto:smsasecy@gmail.com) or calling us at 540-339-7510.

We offer a special invitation to all of the new SMSA members we have this year. Please plan to join us and come meet your SMSA neighbors.

Co-Presidents, Jim Jahoda and Tony Baugher

## FINANCE REPORT

### **2024 Budget**

As we prepare the 2024 budget, we remind members to attend the annual membership meeting to learn how funds were applied in 2023 and vote on upcoming plans for 2024.

### **Well Delinquencies**

As a convenience to the owners of shared wells, SMSA administers calls to plumbers for maintenance and repairs and receives and pays plumbers' invoices, which are then billed equally for reimbursement to each of the shared owners.

As our wells and water lines continue to age, we are seeing more frequent leaks and equipment failures and like everything else, the cost of plumbing has increased.

At this time, there is nearly \$3,000 in unpaid well bills. We urge shared well owners to promptly pay their well invoices when received to avoid a serious depletion of Association funds. This may result a need for prepayment of estimated repair costs from all shared owners before work can begin, or an increase in annual assessments.

### **Assessment Delinquencies**

There is currently over \$6,000 in unpaid current and past year assessments. We have taken legal action on four of these properties and have payment agreements with five of these owners.

## NATURE REPORT

### **Bears Activity**

You may want to bring in your bird feeders and keep trash cans tightly covered at this time. Several bears have been spotted by members lately.

Bears become more active in the fall and will be in a feeding frenzy looking for whatever food is available as they put on fat for winter.

The constant hunt for food causes them to travel up to 100 miles from where they came from in spring and the most active hours are early in the day and the last hours of daylight.

Signs of a bear visit may be several rolled over rocks and logs, stripped tree bark and bear scat. Also watch for the most obvious – bear tracks.



Bears will be searching out fruits and berries, acorns and nuts and uncovered garbage cans. At this time, they seldom sleep more than three or four hours a day and are constantly on the prowl. They can be more willing to take risks, like venturing closer to homes and people. Read the VA Dept of Wildlife's "[Living with Black Bears in Virginia](#)".

## SHARED-WELL UPDATES

Well filters and UV lights were changed this month and the chlorination unit serviced. As always, we send out a notification a day prior to maintenance to remind owners who often put aside water in case the water needs to be shut off for any reason.

**How to report a water problem and reduce repair costs...** Messages are sometimes left on a Board member's phone, often concerning an early morning water outage. Since the board member may be unavailable to receive the message until late in the day, the plumber's late-day arrival often results not only in a delay in the repair but paying overtime labor costs and a much larger repair bill for all shared owners.

Call the hotline at 540-339-7510 as soon as a water problem is detected. It gets the plumber out quicker and may avoid paying overtime labor costs.

## SMSA BOARD MEETINGS

The Board of Directors holds meetings throughout the year and members are welcome to attend. At this time, all meetings are conducted via ZOOM with connectivity info and handouts provided to attendees prior to the meeting. Members in attendance are provided a specified amount of time on the agenda for questions and remarks.

The meeting dates and times are published on the website's EVENTS & NEWS page, so you should check that area throughout the year. Upon written request, a 14-day written notice (email or USPS) of meetings can be sent to members by emailing [smsasecy@gmail.com](mailto:smsasecy@gmail.com) or calling 540-339-7510.

## ROADS UPDATE

The 2023 road maintenance was partially completed in August with the remainder of work delayed so the work could be done during wetter conditions. The contractor was hauling water in from Smith Creek to help roll in the gravel for better compaction; however, much of Smith Creek has dried up due to the summer drought.

While there has been several scattered showers at various times of the day, our road contractors require at least two days of steady rain in the forecast.

Please have patience and understand that compacted gravel will make for a better foundation and prevent gravel from easily being washed away.

When grading is done, gravel is now being pulled back into the road. This helps to prevent ditches and driveway culverts from being filled with gravel and promotes good drainage.

## **Speeding Problems**

A number of vehicles have been observed driving dangerously fast on the roads. The Board has sent letters of caution to several property owners involved in order to prevent a bad accident and possible damage to our roads.

Please know that damage to the roads may require emergency unbudgeted roadwork.

Help protect our roads by driving slower and using a lower gear for steep grades.

## **New Market Events**

Fall Festival: Sept 23<sup>rd</sup> 9-4 p.m. Vendors crafts, local food, and musicians. Fun for all ages.

Trick or Treat: October 31<sup>st</sup>, from 5-7 p.m. Rain or Shine! Various town businesses will leave their lights on for trick or treaters.

Tis the Season Celebration: Dec 2.

Candy Cane Hunt: December 9<sup>th</sup> from 6-8 p.m. Children 1-14 may participate in the Community Park for a Flashlight Candy Cane hunt. Registration Required.

## SMSA CONTACTS

### Co-Presidents:

Anthony Baugher: 540-405-1224  
Jim Jahoda: 631-276-5402  
[sundancemtsouth@gmail.com](mailto:sundancemtsouth@gmail.com)

### Treasurer:

[treasurersundancemtsouth@gmail.com](mailto:treasurersundancemtsouth@gmail.com)

Secretary: [smsasecy@gmail.com](mailto:smsasecy@gmail.com)

**SMSA Hotline:** 540-339-7510

### PAYMENTS:

#### **Walk-in:**

Valley Bookkeeping Svcs  
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.sundancemtsouth.org>  
(Click on MEMBERS)