

# Sundance Times

Fall 2024

Vol. 3, Issue 3

## **P** RESIDENTS' UPDATE

From, Co-Presidents, James Jahoda and Eric Sauder

We hope you all had a great Summer and with Fall upon us, we are happy to see some much needed rain.

As you will read, it's been a busy year. We have had a total of eight lots sold this year to six new owners and we welcome them to the Association. We hope to meet them all at the 2024 Annual Meeting.

The meeting has been scheduled for Saturday, November 9<sup>th</sup> at 12:30 p.m. at the New Market Town Hall and will be held in person and via Zoom / phone dial-in. A formal announcement with the agenda, handouts and proxy forms will be sent out for the meeting early October and we hope to see a good turnout, including our new owners. Coffee and donuts will be served and there will be time to get acquainted with your SMSA neighbors. Try to join us!

We have five Board vacancies to fill this year and as of the September 29th deadline for nominations, we have received only two candidates.

Since the Board must have at least five members to have a quorum, an amendment to the Bylaws will be presented at the Annual Meeting to ensure that the Board of Directors continues to function. The amendment will allow, in the case of insufficient Board candidates, sitting board members to continue to serve until the next annual election.

Please come to the meeting or assign a Proxy to vote for you on this amendment and other important issues.

## FINANCE REPORT

The Finance Committee reports about \$2,900 in unpaid 2024 annual assessments and approximately \$6,000 in all current and prior years' unpaid well repairs and assessments. This is a lower amount than previous years due to several legal actions we have taken and to several owners that have agreed to and have been adhering to a scheduled payment plan.

Payment agreements are available upon request by calling 540-339-7510 or emailing [sundancemtsouth@gmail.com](mailto:sundancemtsouth@gmail.com).

We remind members on shared wells to pay invoices for repairs and maintenance as soon as bills are received to enable us to promptly pay the plumber.

The 2025 budget which is based on 2024 expenditures will be presented at the November 9 Annual Meeting and we hope to see a good turnout at the Annual Meeting to go over it and get approved for the coming year.

While expenditures to date are all within budget, some road maintenance projects are still pending.

By law in Virginia, HOA reserve funds are required to help protect an association's finances from future expenses. They are important for maintaining and improving a community by covering long-term repairs and replacements. Our reserves, which have reached the recommended goal of 70% of annual dues, are divided between a regular savings account and a Certificate of Deposit, which draws more interest.

## NATURE WATCH

Migration time!

While humans may go south to avoid the winter chill

many birds and butterflies are preparing for their long journey to the warmth of Florida, Central America or Mexico.



Some time back while sitting at an outdoor lunch table at a Woodstock nursery a member noticed Monarchs flutter by. Then another. And another. When they were followed across the parking lot, tons of Monarchs were found feeding on a large butterfly bush. Many more were seen in the sky. It was a rare sighting of a migration.

Monarch are now heading south, flying up to 3,000 miles to Mexico. They arrive in early November. As they return in the spring, they will look for the native milkweed, which is the only host plant their caterpillars feed on. Since U.S. milkweed plants are declining, we are seeing a dangerous decline in Monarchs. Plant milkweed to help these beautiful insects!

You will see a lot of birds uncommon to our area at this time as they migrate south from northern states.

Hummingbirds head south in October, crossing the Gulf of Mexico where they travel over 3,500 miles which takes them about 18 hours without landing, eating or drinking. You can leave your hummer feeders up until you quit seeing them, as feeders do not discourage migration.

## WELLS REPORT

Thanks to some recent rainstorms, we are now in the Moderate Drought range. This will hopefully help replenish our wells and reduce the threat of fires.

As we monitor monthly well electricity bills, we look for dramatic changes in KW usage, which often indicates a water leak. It could also be caused by an owner's water usage from a faulty toilet, leaking pipes, or by using well water to fill a hot tub.

We have noted excessive KW usage on Wells S-37 and S-35 for the past two months and have asked these owners to check their plumbing and be watchful and report wet ground in these areas. We will continue to monitor the monthly bills and if usage continues to be excessive, will call the plumber to search for a leak.

There are several hot tubs on these two wells so we again ask owners with hot tubs to not use shared well water to fill the tubs. It not only raises the monthly electricity bill, but results in excessive maintenance, and repairs costs for all owners of the shared well.

Water can be purchased for delivery and most will deliver any amount of water at one flat charge: We are listing two water delivery companies below:

- Johns Water Hauling, Mt. Jackson (540) 477-2816
- Reedy's Water Service, Woodstock (540) 459-5499

Please share additional water delivery services that can be posted on the website by emailing them to [sundancemtsouth@gmail.com](mailto:sundancemtsouth@gmail.com).

With our aging underground waterlines we are seeing more water leaks than usual. Some wells may need extensive piping replacement and we are examining costs and cost benefits for owners in certain areas.

Don't forget to call the SMSA hotline at 540-339-7510 to quickly report low pressure, wet ground or any water issues.

## ROADS REPORT

**2024 Roadwork:** The 2024 roadwork has mostly been completed, with a few areas still being addressed. In addition, due to several heavy rains, we see clogged driveway culverts causing water to drain out into the main road, creating ruts. We are notifying those owners, asking them to have those culverts cleaned out quickly to prevent further road damage.

**Sundance Road project for the added berm and arrows signs:** This project is waiting to be scheduled with our road contractors. We expect the work to start sometime in October. The project is for a stretch of road past the Sundance and Shotgun Spring Roads intersection, which has a steep drop-off on the right as you drive down Sundance. The berm and arrows will help ensure that people avoid driving too close to the edge of the road in that area.

In the meantime, since we now have more traffic by short-term renters who may not be accustomed to driving on steep gravel roads that are narrow in places, we urge owners to caution renters to drive slowly and with care, especially when meeting another vehicle on the road.

It is recommended that on a steep hill, the vehicle going uphill has the right of way, especially if the road is narrow. This is because it's more difficult and dangerous for the vehicle going uphill to stop and reverse down the hill. The vehicle going downhill should back up until the vehicle going uphill can pass.

**Driveway culverts:** Due to the recent heavy rains, several owners' driveway culverts are clogged with gravel. We are having Macanie look into removing the gravel and we will notify owners if it appears their culvert is clogged. Owners are responsible for culverts that run under their driveways. Please check your culverts often and remove debris, since several are now clogged and causing major ruts across the main road.

**Shentel Fiber Install Update:** We closely monitored and worked with Shentel on several road and ditch issues caused by their installation.

## SMSA BOARD MEETINGS

The Board of Directors meetings are conducted via ZOOM and members are welcome and provided a specified amount of time on the agenda for questions and remarks.

Meeting dates and times are published on the website's EVENTS page. You can check that area throughout the year. Upon written request, a notice of meetings can be sent to members by emailing: [smsasecy@gmail.com](mailto:smsasecy@gmail.com) or calling 540-339-7510.

### **NEW MARKET FALL EVENTS**

**Oct 12** Movie Night in the Park "A Dog's Purpose" at sundown

**Oct 18** Sons of Liberty Cross Road Music Fest at Rebel Park 6:30-9pm

**Oct 31** Trick or Treat on Congress Street 5 – 7 pm

### **SMSA CONTACTS**

Co-Presidents:

Eric Sauder: 540-810-4840  
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:** (Mon-Thurs)  
Valley Bookkeeping Svcs  
156 N. Main Street  
Timberville, VA 22853

**Mail to:**

SMSA  
PO Box 628  
Timberville, VA 22853-0628

**Call-in credit card info:**

540-896-3056 (Mon-Thurs)

**Website dues payments:**

<https://www.sundancemtsouth.org>  
(Click on MEMBERS)

PRIVATE CULVERT AND DRIVEWAY WORK - We recommend our road contractor, Rick & David Moomaw at Macanie Trucking at 540-325-2616.