



Spring 2022

Vol. 1, Issue 1

Presidents' Greetings...

From, Co-President, James Jahoda

Hello fellow SMSA homeowners, as Co-President, I wanted to introduce myself to you. My name is Jim Jahoda and I live in Sagaponack, New York with my wife, Laurie, and we have a cabin on Blue Smoke Lane. I've been employed by East Hampton town police since 1986 and am currently assigned to the marine unit and the courts. Laurie just retired from a large medical billing company. We purchased our cabin from my mother when my father passed away in 2002, but we were coming down way before that, and we love it!

After serving on the board since 2021, this January, I was honored to be elected as Co-President. Working with this new board, we found many issues that needed to be addressed. The one I felt most important was the collection of long outstanding members' debts. As you will read in the Finance Committee's update, we have begun making a serious effort to collect on these debts. This is just one of the many things I am committed to having this board work very hard on.

I also want all homeowners to know I'm a man of my word and if anyone has any questions, thoughts, concerns, they should feel free to call me on my cell phone or email me. These are provided on the website and in this newsletter. I will call you back within a reasonable amount of time, if not immediately. Please know that you will not be ignored or overlooked.

Our new board is moving forward, and we will have a great homeowners association. Stay safe, stay strong, and thank you.

From Co-President, Anthony Baugher

Hello, Sundance. As your new Co-President that lives full time on the mountain, I would like to introduce myself.

My name is Anthony Baugher and I have lived on Shotgun Spring Road since, September 2018. I retired some years ago from the Albemarle County Fire and Rescue and still work a part-time job for the USPS. In my spare time, I enjoy training dogs and being a K9 handler for a Search and Rescue Team here in Virginia.

The new Board has several initiatives in the works, as you will read about in this Spring Newsletter. I look forward to working on these projects with the board and our members this year.

Along with Co-President, Jim Jahoda, and as mentioned, we are working to get several long outstanding debts paid and hope to work out payment arrangements for members that request them.

We are listening to you when ask about paying by credit card or other electronic means. Be sure to read the Finance Committee Report in this newsletter and provide information, so we can examine solutions that serves all members.

I ask that members feel free to contact me any time with issues or concerns. I will always get back to you and work with you on any problems that arise. My contact information is in this newsletter and provided on the SMSA website.

PROPERTY SALES AND NEW MEMBERS

Six association lots were sold in 2021-22. Three of the properties sold were on Sundance Mt. Road and three were on Blue Smoke Lane.

Several of our new members attended the Annual Meeting that was held at the New Market Community Center on December 11, 2021.

POSSIBLE MEMBERSHIP DIRECTORY

Members have asked about the SMSA Directory that was once published. Re-publishing is being looked into, but some folks do not want personal contact information made public, so we need to determine who would want to be included. We hope to provide a PDF version that members can either view electronically or print out themselves. The Directory would be available only to members upon their request and would not be made public.

Please let us know if you would like to see the directory published again and be sure to tell us if you would like your information included. You may opt to be listed in the directory, but have certain information omitted, such as your phone number or email address.

We'd like to hear from you on this. The Secretary's contact information is at the end of the newsletter. As a security measure, it is always good to know how to contact your nearest neighbors, so please consider having your information included.

FROM THE FINANCE COMMITTEE

New Banking Initiative.

We have transferred our bank account from the New Market Sonabank to the F&M Bank in Timberville. The new bank is closer to our bookkeeping services and provides us with a special checking account for non-profit organizations. We are looking into options for accepting members' payments other than by mailed checks. It would be helpful to get your feedback on what methods you would prefer to use. Please let us know by email at smsasecy@gmail.com or call us at 703-525-2926.

In addition, we now have our reserve funds in an interest-bearing savings account.

Delinquent Accounts

If you have attended past annual membership meetings, you must know that non-paying members have been an ongoing concern and discussion for many years.

Under the direction of our new board, we began sending out a series of letters to those with long-standing debts, giving them several opportunities to pay their bills, or to set up a payment plan. If our letters are ignored, we have signed on with a collection agency to collect the debts. We hope these member do not ignore the letters. We prefer to work with any of them to establish a means for paying off what they owe without taking more severe steps.

Nonpayment of dues and well repairs could lead to an increase in annual assessments for all other members, in order to maintain our budget priorities.

We encourage members not to let their delinquencies get so large that they are difficult to pay off. It is best to contact us to set us an agreement for monthly payments that fit your budget.

Dues of \$315 per lot and \$65 for wells were to be paid by January 31. Get the form at https://www.sundancemtsouth.org/documents/annual_dues.pdf.

SHARED-WELL UPDATE

Well filters will now be changed automatically every two months on shared wells. This should provide clearer water and a better flow.

Since our wells are aging, we are looking at various options to keep them in good working order and to make sure they keep providing you with bacteria-free water.

In addition, all shared wells will be tested for e Coli and Coliform bacteria in March. The results will be sent out to all members and will posted on the website in the WELLS area.

ROADS UPDATE

As always happens this time of year, we have begun looking at the pothole situation that occurs due to water freezing on the roadbed.

Please be aware that potholes cannot be repaired until the road has thawed enough to work the gravel into the roadbed. That is usually toward the end of March to mid-April.

Our road crew has filled in with some temporary gravel to make for a smoother drive, but with freezing weather, it is often kicked back out into the road.

A spring evaluation will be done on all SMSA roads to determine what areas will need attention in 2022. Some of the initiatives will include the cutting of roadside brush, which is long overdue.

As a reminder, with the heavy spring rains that always come, this is a good time for members to clean out the fall leaves and debris from their driveways, ditches and culverts. We recommend Macanie Trucking at 540-325-2616 if professional help is needed on those areas.

If you have a road problem in your area, feel free to let us know, so we can include it in our spring evaluation. Just call the hotline or email us at sundancemtsouth@gmail.com.

NEW WEBSITE AREA FOR MEMBERS

A new area has been developed for SMSA members to quickly access key information and resources.

This new area provides some interesting articles on living on the mountain. It is a work in progress, and many other features and items will be added in the future.

There is also a link to update your contact information and provide feedback if you would like to be included in a membership directory if one is published.

From the main home page at <http://www.sundancemtsouth.org> click on the new [MEMBERS](#) tab.

MARCH EVENT AT NEW MARKET

The Civil War Museum will celebrate 250 years of Shenandoah County history on March 26th from 10 am to 4 pm. Open to all families, there will be games/crafts, activities, and the Emmy-award winning film, "*Field of Lost Shoes*". Lunch and home baked goods are available from the food booth. Admission is \$5 per person. Preregistration is required at 866-515-1864.

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