



Sundance Times

Spring 2025

Vol. 4, Issue 1

RESIDENTS' UPDATE

P Another Spring is here and we wish you all the best as we move into 2025. We look forward to this year and give special thanks to those owners that keep us updated on road and well issues. Your immediate alerts and responses to our emails have greatly helped us resolve issues more quickly.

We had a good budget year in 2024 due to lowering costs in places and increasing income in others. We have reduced many owners' delinquencies by working directly with them on payment agreements or when necessary, through legal proceedings.

Seven properties have been sold in the past twelve months and we look forward to meeting the new owners. We ask that they not hesitate to contact us if they have any questions or concerns and we hope they can attend our Annual Meeting in November. The exact date and time will be announced and posted on the website later in the year.

We have received a lot of recent feedback from visitors and new owners that our roads are in better condition than many other HOAs they have visited. We have added several new signs designed to help with traffic issues and keep drivers safe.

While our wells are aging, we are continually upgrading and replacing well equipment and waterlines as needed. We commend our plumbers for their repeated quick response to all our water issues.

FINANCE REPORT

Our end of year report showed a net income of \$2,786 which was due to budgeting for previous years' assessments and an increase in resale certificates provided to sellers. As owners are catching up on prior years' assessments, the amount we can budget for those payments will decrease. We budget for the income for two property sales each year. In 2024 there were seven sales.

Our reserves are now \$26,518, which is 100% of our assessment income.

There is about \$3,800 outstanding in 2025 assessments and \$6,600 in unpaid Well maintenance bills, but most are being paid through monthly payments. As we contact delinquent owners to encourage full payment, we give the option of having a monthly payment plan to avoid finance charges and interest. We ask that monthly payments be sufficient to fully pay annual assessments by the end June and the remaining balance by the end of the year.

To request a payment agreement, call 540-896-3056. Paying a little each month is better than no payment.

Valley Bookkeeping asks us to remind people that they are closed on Fridays but have a 24/7 mail slot for drop-off payments. If anyone has cash only, they can purchase a money order at the Food Lion, Walmart or Post Office to drop in the slot after hours.

SMSA MEMBERSHIP DIRECTORY

A poll will be emailed to all owners in the next few weeks to gauge interest in republishing the SMSA Membership Directory, which was once published but discontinued due to the frequency of updates and the cost of printing and binding.

The new electronic version would be updated and delivered as changes occur and protected with a password for privacy. Printed copies would only be available on request and for a minimal charge to cover printing and mailing costs.

The poll will ask members if they want to be listed and if so, what information they want included. Since SMSA has all of the information, members would only need to verify it for accuracy before publication. Only those owners that have chosen to be listed will be able to receive the Directory.

The Directory is a great way to get to know your neighbors and to have contact information in cases of emergency such as fire alerts, crime reports, water issues, and unusual activity. With the increase in all of these concerns, it would be helpful if we watched out for one another. Please check your email in the next few weeks for the poll and respond if you would or would not want to be listed. If you do not respond within 14 days, we will assume you do not want to be listed.

SHARED WELLS REPORT

Water filters on shared wells were changed and the chlorination unit was serviced in February with some of the annual water tests being completed. Test results have been sent to those owners.

Wells R-14 and R-17 continue to show an increase in monthly KW usage, which could mean leaks. After the plumber and several owners walked the lines, a leak was finally found and repaired for Well R-17.

Pump Protection: : We encourage owners to protect outside pipes from freezing with heat tapes and insulation rather than letting faucets drip. If several people let faucets drip or if the drip volume is too high, the pump will run excessively and could burn out. Pump replacement is over \$3000 and would be at owners' expense, so we ask all owners on shared wells to protect exposed pipes and frequently check faucets, toilets, or any place where water could be running.

Reminder to owners of hot tubs and pools: Please have water delivered for filling or topping. 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 and ask that owners email additional delivery services to us for sharing.

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

It has been suggested that multiple hot tub owners coordinate water delivery to possibly share delivery expenses and reduce the number of truck deliveries. If there is an interest, please email us at sundancemtsouth@gmail.com.

ROADS REPORT

2025 Roadwork. We would like to hear from anyone that may have identified a specific area that you feel needs attention.

Road work should begin next month and we will send out an alert to owners to watch out for the road crew and their equipment. Over the last several years our road crew has been conditioning the roads and rebuilding the base to allow for full grading and crowning, which was not previously possible. This year we can expect that work to begin.

Speeding Reports: We are getting many calls and people are starting to provide us with videos and license plate numbers. Speeding damages our roads, which increases our road maintenance – which in turn increases annual assessments needed to pay for the additional road expenses. We will contact those drivers that have been identified, but we ask all to lower your speed this year and save our roads.

Culverts: As a reminder and to inform new owners, driveway culverts run parallel to the main road and are the responsibility of owners. Culverts that run under the main road are maintained by SMSA. Spring is the time owners should examine their driveway culverts and make sure they are free of leaves, sticks and other debris. Clogged driveway culverts and poor driveway drainage will cause damage to the main roads. Our road contractor, Macanie Trucking, does culvert and driveway work for many owners and their contact information is in the Contacts section of this Newsletter.

Deer Alert: It is the season for increased deer activity on the roads with the possibility of new fawns darting out in front of cars, so please be watchful for them. Several have been reported already this Spring. For those renting, we ask that you please alert your renters as well.

SMSA BOARD MEETINGS

The Board of Directors meetings are conducted via ZOOM and members are welcome to sit in. Meeting dates and times are published on the website's EVENTS page and upon written request, a notice of meetings can be sent to members by emailing: sundancemtsouth@gmail.com or calling 540-339-7510.

SMSA CONTACTS

Co-Presidents:

Eric Sauder: 540-810-4840
Jim Jahoda: 631-276-5402
sundancemtsouth@gmail.com

SMSA Hotline: 540-339-7510

PAYMENTS:

Walk-in: (Mon-Thurs)
Valley Bookkeeping Svcs
156 N. Main Street
Timberville, VA 22853
(Drop-off slot in door is also available 24/7)

Mail to:
SMSA
PO Box 628
Timberville, VA 22853-0628

Call-in credit card info:
540-896-3056 (Mon-Thurs)

Website dues - pay by credit card:
<https://www.sundancemtsouth.org>
(Click on MEMBERS)

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