



Sundance Times

Summer 2022

Vol. 1, Issue 2

P RESIDENTS' CORNER

From, Co-Presidents, James Jahoda and Anthony Baugher

Hello Sundance,

We hope your summer is going well and everyone is staying safe and enjoying the summer activities.

As you will read in the newsletter, we have been working very hard on many issues this year concerning our roads and wells, and in meeting our budgetary obligations.

It's been an unusually bad season for potholes, but our road crew continued to make repairs over several weeks. See a full update in this Newsletter.

A large tree fell across the main stretch of Sundance Mt. Road on June 7th and our road contractors who were examining the potholes, saw the tree and quickly cleaned it up with help from some of our members. Thanks to all!

We especially want to thank those members that have quickly reported well problems, since it is very important to identify and correct well and waterline troubles before they cause more damage to the well equipment and expense to owners. Please continue to call the SMSA hotline as soon as you experience low water pressure, no water or see an uncommon wet ground area.

Lastly, as said before, anyone with a question, thought, or concerns, we are available all the time. Let's continue to make Sundance great!

Co-Presidents, Jim Jahoda and
Tony Baugher

FROM THE FINANCE COMMITTEE

Update on New Payment Methods.

Members can now pay their bills by credit card with a small added convenience fee. You may pay both dues and well repair bills by calling in your credit card information at 540-896-3056. The website accepts credit card payments for annual dues only at this time at <http://www.sundancemtsouth.org/members.html>.

Billing Changes

To reduce bookkeeping costs, SMSA is now sending out well repair bills and other invoices every two months. We ask that members pay promptly within 30 days to avoid added late charges.

Delinquent Accounts

Several members have not yet paid their 2022 dues (\$315 per lot plus \$65 for well sharers) which were due Jan. 31. Some members owe dues for the last two or three years. Unpaid dues and well repair reimbursements for 2022 amount to about \$5,500. The total of outstanding delinquencies amounts to about \$11,000.

We ask members to make their payments as soon as billed. Payment plans can be arranged, and credit card payments are now available.

The Board has taken significant action to collect delinquent accounts, including placing several accounts with a collection agency. A series of letters sent to delinquent members have resulted in collection of several thousand dollars in the past few months. However, uncollected dues and well repair reimbursements make adhering to the budget difficult and could result in dues increasing next year to cover the shortfall.

PROPERTY UPDATES

SMSA now has four Airbnb's and three long-term rentals. Per our bylaws, we ask owners of all rental properties to provide information on their rental policies and points of contact in case of emergencies. In addition, we require renters to be fully informed of the Association's governing documents and County ordinances. Members renting their cabins must complete forms to provide this information. Information can be found at www.sundancemtsouth.org/rentals.html.

Property values raised considerably in '22. SMSA now provides a real estate package that fully complies with the VA's Common Interest Community Board (CICB) regulations. Through registration with the CICB, we now charge a small fee to recover costs for furnishing the required documents in the real estate package.

SMSA COVENANTS STATUS

At the 2021 annual meeting, a short amendment was approved to ensure the fee structure in the CCRs fully agrees with what's stated in the Bylaws, showing that assessments are approved annually by the membership. [That short amendment now needs your ratification. \(Click to read.\)](#)

If you have not signed the ratification form for this amendment, please sign and return it to us, so we can have it filed in the Shenandoah and Rockingham County Circuit Courts. Upon request, we will mail the form to you, or you can download it on the website at <https://www.sundancemtsouth.org/documents/rc-new-ratification-form.pdf>.

SHARED-WELL UPDATES

Well filters and UV lights were changed in May. Water tests were completed with no e-Coli and Coliform bacteria found.

Well 35 Chlorination is now being maintained by our plumber and while not a health threat, maintenance on this unit may result in a chlorine taste in water for a day or so. We will provide at least two-days' notice of the maintenance and members may want to prepare with bottled water, pre-filled containers, boiling the water to reduce the taste or purchasing a pitcher with a carbon filter.

ROADS UPDATES

It was a bad spring for potholes and our road crew worked in several areas on repeated visits. Please note that we are seeing an increase in traffic and speeding, which affects the condition of the roads. Please drive slowly and have patience. Our 2022 road plan involves laying a lot of gravel and rolling it in, plus fixing key ditch and drainage issue.

As a reminder, we ask members to maintain their driveways and culverts to prevent run-off damage to the main road.

If you need professional help with your driveways and culverts, we suggest Macanie Trucking, our roads contractor, at 540-325-2616. If contracted while they are working on SMSA roads and have their equipment in place, Macanie offers a reduced price for homeowners' work.

DRAINAGE SOLUTION FOR DRIVEWAYS

Member Bob Shuping tested the installation of a conveyor belt drainage system for his driveway and reports it has worked great – even in the heavy 6-22 downpour. While not a solution for the main roads, it would greatly divert driveway drainage to prevent driveway and main road damage. Approximate cost was \$600. For information, see <https://www.sundancemtsouth.org/documents/waterdiverter.pdf>.

SMSA ENTRY SIGN BEAUTIFICATION

We want to recognize and thank member, Cathy Gregg for the repainting of the entry sign. In addition, Cathy has revitalized the flower bed with soil amendments and has planted three encore Azaleas, which will bloom twice a year. She has added a variety of seasonal bulbs, perennials, and annuals – all to brighten up our entry into the Association.

Thank you, Cathy!

MEMBER CONTACT INFORMATION

SMSA needs to be able to contact all members, either by email, USPS or phone calls in the event of emergency.

We have several members that we have no valid contact information for. Since contact methods can change frequently, we need you to keep us updated. Please provide changes through any of the contact information at the end of this Newsletter or through [the online member update form](#) found on the [MEMBERS](#) area of the website.

SMSA HOTLINE – HOW TO USE IT.

The SMSA hotline at 540-339-7510 is available 24/7, 365 days a year for emergency use by members. Calls often come in concerning well and water problems, snow removal, road issues, suspicious activity, and more.

The hotline number is forwarded to several people to ensure that someone is always available.

In the event that there is no answer, voice mail is available. You may also send texts and photos to the hotline.

For calls concerning dogs running loose, members are urged to contact the owners, if possible, and if it is a dangerous or continuing problem, to call animal control for their county.

- Shenandoah County: 540.459.6101
- Rockingham County: 540.434.4436

4TH OF JULY AT NEW MARKET

The New Market Fireworks Committee brings a fun community celebration to the New Market Community Park to celebrate Independence Day. The celebration activities start at 5:00 p.m. with a fireworks display showing around 9:20 p.m. Mark your calendars and visit with your family, friends, and neighbors. Bring chairs or blankets to enjoy the evening. (NO PETS ALLOWED)

SMSA CONTACTS

Co-Presidents:

Anthony Baugher: 540-405-1224
Jim Jahoda: 631-276-5402
sundancemtsouth@gmail.com

Finance Committee:

treasurersundancemtsouth@gmail.com

Secretary: smsasecy@gmail.com

Roads and Wells 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 – click on MEMBERS:

<https://www.sundancemtsouth.org>