

Sundance Times

Summer 2023

Vol. 2, Issue 2

P RESIDENTS' UPDATE

From, Co-Presidents, James Jahoda and Anthony Baugher

Hello Sundance Members and Happy Summer!

Our road maintenance will start soon, so please watch for the road alerts that will be emailed out to all members and drive with care.

VP Eric Sauder's research and meetings with the National Forestry Service have provided us with several options for better fire safety. Special thanks, Eric!

Your Board has been working very hard on your behalf, watching over the roads and wells, and unfortunately, our delinquent members.

As you will read, we have recovered a considerable sum in long-standing debts, and we continue to gladly work with members that ask for payment extensions.

Three SMSA properties have been sold or are in the process of selling, so we are pleased to be getting new members and look forward to meeting them at the 2023 Annual Membership Meeting.

Thanks to all and have a great SMSA Summer.

Co-Presidents, Jim Jahoda and Tony Baugher

FINANCE REPORT

Reserve Funds

The Association has collected over \$3,000 in restitution this year, which is automatically deposited in the Association's reserve funds. As a result, our reserve is close to our established goal of 50% of our annual budget. We have moved \$10K into a 12-month certificate of deposit, which will yield a higher interest rate on our funds.

Members' Delinquencies

The Finance Committee took significant legal action against long-outstanding debts that has resulted in the collection of over \$3,500 in unpaid assessments and well repair bills, many of which were over several years old.

We continue to work with other members in establishing reasonable scheduled payment plans for settlement of delinquent balances.

To avoid taking legal action we continue to remind members who are unable to pay their assessments and well repairs in full to contact the Treasurer to set up a payment plan. This can suspend additional finance charges, late fees, loss of privileges, and avoid possible legal action. If you would like to set up a payment plan or have an extension for paying, please call 540-896-3056 or email treasurersundancemtsouth@gmail.com

NATURE REPORT

Crows vs. Ravens



SMSA has both ravens and crows and it's sometimes hard to tell them apart. The bird

on the right (above) is a raven and is much larger than a crow.

Ravens travel in pairs, while crows travel in groups. Crows make a "cawing" sound and ravens have a "croaking" sound.

Both ravens and crows are highly intelligent and have been seen as tricksters and can even devise ways to use tools to get food.

A flock of crows is called a "murder of crows" a flock of ravens is called "an unkindness".

A great free bird ID app for your phone is "[Merlin](#)", from the Cornell Lab, which not only provides a wealth of information, but will record bird sounds and quickly identify them.

Time for the Babies

Watch for young critters on the roads and in the area. New fawns quickly dart across the road and bears with cubs are now active. Keep trash cans out of their reach and be watchful when hiking. Read the VA Dept of Wildlife's "[Living with Black Bears in Virginia](#)".

SHARED-WELL UPDATES

Well filters and UV lights were changed in June. The next filter change and wells maintenance is scheduled for late August. As always, we will 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.

Staying alert for any major leaks, we continue to monitor the monthly KW usage for each well.

After receiving several calls about water flow on one well, the plumber was unable to find a problem. We conducted an owners' survey on that well and the results indicated that most of the owners reported long-standing issues with pressure. We hope to work with the plumber and the shared owners on a possible solution to the problem.

Pools and Hot Tubs Reminder

This is the season that members will be filling their pools and hot tubs, so we continue to ask those on shared wells to avoid using well water for filling and topping. As a reminder, this not only depletes the water level, but it also runs the well pumps excessively and causes the filters to clog faster with sediment. This results in an ineffective UV system that is used to clean bacteria.

Water can be delivered at a reasonable cost, for any amount of water, paying only the delivery charge. While there are several companies listed online, one that we talked to is Andrew Johns Delivery at 1040 Lutz Hollow Rd, Mt. Jackson. (540) 477-2816.

Please help us keep our shared wells running and healthy!

ROADS UPDATE

We expect our yearly road maintenance to begin soon with the addition of gravel, grading, some ditch and drainage work and repair of run-off areas. Let us know of any special problems you are experiencing.

Potholes were unusually deep in some places this year and repair work was completed in mid-May. While we put out four traffic cones to warn drivers to drive slowly, unfortunately someone took three of the cones. If that individual would like to return them to save the Association from buying more for continued yearly use, you can drop them off at the entry sign. We would like to get them back.

Roadside Brush

Brush that was touching vehicles was trimmed back and work was done on the Sundance Rd horseshoe curve and a sharp curve on Shotgun Spring Rd. Those areas now provide a better view of oncoming traffic. Additional brushwork may be done later in the year as we continue to work with the National Forest Service to apply for matching funds.

NFS Recommendations

The National Forestry Service recommends turnaround areas in key locations to allow emergency vehicles to quickly get in and out. A possible emergency outlet at the end of Blue Smoke Lane is being examined. We are researching the installation of a dry fire hydrant, which is a non-pressurized pipe system that would be permanently installed in a member's pond. This would permit the withdrawal of water by drafting from a fire truck to provide a reliable water source for fire suppression close to a fire incident.

NEW MARKET INDEPENDENCE DAY CELEBRATION - Wednesday, **July 5th** from 5:00 p.m.-10:00 p.m.

The celebration activities start at 5:00 p.m. with a fireworks display showing around 9:20 p.m. Bring chairs or blankets to enjoy the evening. (NO PETS ALLOWED).

SMSA CONTACTS

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Call-in credit card info:

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