



# Sundance Times

Summer 2024

Vol. 3, Issue 2

## **P** RESIDENTS' UPDATE

From, Co-Presidents, James Jahoda and Eric Sauder

Happy Summer of '24 Sundance! We anticipate a hot year yet hope that we do not see the drought that we experienced in '23. We ask that you all stay alert to any drought conditions that may affect our roads and wells and fire dangers.

We have had several property sales this year and welcome new owners to the Association. We ask them to contact us if they have any questions or concerns.

The Annual Membership Meeting has been scheduled for Saturday, November 9<sup>th</sup> at 12 noon 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!

There are five vacancies on the Board this year and we are sending out a request for nominations that are due back no later than Sept 30th. We ask owners to volunteer to serve on the Board by nominating themselves or other members that may have an interest. The request being sent will provide details on what's involved in serving and how the nominations and election will be conducted.

We look forward to working with you this summer and would like to hear from you on any issues or concerns you may have. In the meantime, please stay safe.

## FINANCE REPORT

The Finance Committee report for April 31 shows over \$14,700 outstanding in both dues and unpaid well bills. The 2024 annual dues are short over \$4400 to date, so the remainder is from unpaid well bills or unpaid prior year assessments.

We ask members to pay all invoices as soon as they are received to enable us to maintain our roads and pay plumbers for work on the shared wells. Keep in mind that payment agreements are available upon request by calling 540-339-7510 or emailing [sundancemtsouth@gmail.com](mailto:sundancemtsouth@gmail.com).

Expenditures to date are all within budget and since the repair of Spring potholes cost less than budgeted, that money can now be applied to the '24 road work. The cost of our required shipment of Calcium Chloride has increased by \$42 and will be increased in the next budget. Bookkeeping expenses have dropped since we are now billing small balances every other month.

Our reserves have reached the recommended goal of 70% of annual dues, however, some of the reserves will be required this year for emergency road work that will be reported in the Roads Report.

Over \$2000 was recently paid on the restitution which went into our reserves, leaving a balance on the restitution of \$6000. The requirement for reserves and the resources needed to increase them will be on the agenda for discussion at this year's Annual Membership Meeting.

## WELLS

Filters, UV lights and chlorine unit were serviced in June on the shared wells.

After wet ground and low pressure were reported, two leaks on Well R-14 and one on S-37 were found and repaired.

Our plumbers continue to be quick to respond and we again remind owners to let us know as soon as possible if wet ground is noticed where it is not normally seen, which could indicate a leak. This not only preserves the well pump and water level but may result in a lower plumbing bill if the plumber can locate the leak faster.

We ask owners who report low pressure or no water to provide us with a status report after repairs have been made to confirm that the problem has been fully resolved. The only word we normally get is from the plumber, saying the work was done, but we would appreciate hearing from the owners to verify that all is back to normal.

As summer approaches, we remind owners of hot tubs and pools who are on shared wells that they should be using a water delivery service rather than draining water from the wells, which causes the well pump to run excessively and quickly clogs the well filters with sediment. Once the filters are clogged, UV lights are no longer effectively cleaning bacteria from the water. In addition, the well with the chlorine unit will continue to drop pellets when water is continually running, which will cause a strong chlorine taste and eventually deplete the unit of pellets.

## ROADS REPORT

The roadwork for 2024 is being scheduled and will involve pulling roadside gravel back into the roadbed, grading, adding gravel, packing and rolling it in, cleaning out ditches where needed and clearing out run-offs to improve drainage.

The two signs that were to be installed last year will finally get put in to remind owners to use a lower gear on steep areas to help preserve our gravel and roadbed. Roadside brush will be cleared in areas as needed.

**Upcoming Major Road Project:** One long area on Sundance Mt. Road has presented a problem for several years with a steep drop-off on one side. If two cars are required to pass in that area, the loose gravel at the edge of the road could cave away. In addition, a long stretch of this part of the road was dug up by Shentel when they installed fiber optics cable. Shentel also broke an underground water line in the road that then had to be further dug out and repaired. The cost of repairing the water line and road was paid by Shentel, however, that area now needs to be monitored closely for stability and safety.

We have more traffic on our roads due to short-term rentals and property sales which results in large moving vans or construction company vehicles using the roads. The area on Sundance mentioned above now has had three property sales in the last 12 months and has five short-term rental properties that results in drivers who are unfamiliar with our roads.

In order to make this area safer and to avoid a possible liability for the Association, the Board unanimously voted to install guardrails that will not only help stabilize the drop-off area of the road but will help prevent vehicles from driving too close to the edge. The cost of installing two guardrails is \$5k and is to be paid out of reserve funds.

**Culvert Replacement:** We still need to replace a culvert on Sundance Mt. Road and funding the \$3500 needed for that project will be discussed at the next Annual Membership Meeting.

## NATURE REPORT

Several black bears have been reported roaming around, so make sure your trash and garbage are out of sight and tightly covered.

Someone reported a bed of ring-necked snakes found in their AC/Heat unit so be aware when opening yours to carefully look in.

Some methods to try for repelling snakes that were found online are:

- Ammonia – Soak rags in ammonia and put them in open plastic bags around areas of concern. You will have to refresh them often.
- Snake Repellant – Sold in commercial products.
- Sulfur – Emits an odor snakes don't like and irritates their skin.
- Clove and Cinnamon oil – Best when combined and sprayed anywhere snakes were seen. They hate it!
- Garlic and Onion – Plant them for eating or chop them, mix with rock salt and sprinkle around.
- Vinegar – No dilution needed. Pour around the edges of ponds and pools.
- Lime – Mix with hot pepper or peppermint oil and spray where needed.
- Fox Urine – Yep – you can buy it!
- Cedar chips – It has a strong smell they hate.

Also –

- Keep areas free of debris, piles of wood, branches, old appliances, etc.
- Try to reduce their food source by eliminating moles and voles.
- Don't deter snakes' natural predators like foxes, cats, racoons, and turkeys.
- And when walking, look ahead and look down. Don't step over logs where snakes may lie, step around them.

## 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, so 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 INDEPENDENCE DAY

**Friday, July 5th from 5:00 p.m.-10:00 p.m.**

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

### 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.