



Sundance Times

Summer 2025

Vol. 4, Issue 2

PRESIDENTS' UPDATE

This year's Annual Meeting will be held on November 15th at 11:30 a.m. and while it will be offered by Zoom, the physical location has not yet been determined. Full information will be sent to all owners several months before the meeting. Mark your calendars and come join us.

We saw a lot of rain in May that should help to replenish our wells and reduce the danger of fires. We continue to ask that those with hot tubs and pools to have water delivered and those with fire pits, to ensure that they use a screen and follow the SMSA [Safe use of Firepits Rule](#). To help reduce the danger of wildfires, we ask owners to keep brush and dry grass cut away from their homes and roads if possible.

A recent poll was sent to owners to determine interest in republishing a Membership Directory. Of the 60 members, only 20 have indicated an interest. If you have an interest in being listed, please complete the form at <https://forms.gle/3VyRsUVDtjEgBtg9A> or call us at 540-339-7510.

If major work is being done at your property, please notify the Board, so we can respond to other owners who have concerns over traffic, debris, and noise.

FINANCE REPORT

Our first quarter financial report shows that most expenses are within budget, however we are seeing inflationary increases in some budgeted expenses such as Calcium Chloride and postage. Revenues are below budget due to unpaid assessments; however, most of the outstanding assessments are being paid monthly and we expect full payment before the end of the year.

There is about \$2,900 outstanding in 2025 assessments and \$3,500 in past assessments and unpaid Well maintenance bills.

For those who are delinquent, we encourage you to set up a formal payment plan to avoid late fees and possible legal action. We need a formal request through email, phone call or mail that you plan to make scheduled payments, the amount and frequency.

Walk-in payments can be made at Valley Bookkeeping Services at 156 N. Main Street, Timberville. Their office is closed on Fridays but there is a 24/7 mail slot for drop-off payments and money orders are available at the Food Lion, Walmart or Post Office.

SHARED WELLS REPORT

Water filters on shared wells were changed, and the chlorination unit was serviced in June.

While we have not had many waterline leaks in the last few months, Well R-14 continues to show an increase in monthly electricity usage, which normally means a leak is present. We continue to ask owners of that well to keep watching for wet ground or leaking pipes on their properties. If a probable leak is found, please call the hotline at 540-339-7510. Our plumber is aware of the problem and will continue to search for a leak along the waterlines.

RENTAL PROPERTIES

We now have nine short-term rental (STR) properties and another to be built on a recently purchased vacant lot.

We ask owners of rented property to post [the SMSA Rental Flyer](#) in a visible location in their cabin for renters to see at all times. The flyer acts as a reminder of the speed limit on SMSA roads, the use of shared well water, fire pit safety, and general courtesy to neighbors. [The SMSA website provides detailed information](#) in the MEMBERS area for those renting SMSA properties.

Some STR owners have asked about trash pickup services. There are

several local companies that could be used, but it may be beneficial to have several owners work together to get a weekly or monthly pickup service. For those with hot tubs, several owners could also work together to have scheduled water delivery.

STR owners are coordinating a working group which will provide a way for these owners to collaborate and share ideas and solutions to common problems.

STR owners that would like to be part of this group should contact Adam Rezk on 571-208-2355.

ROADS REPORT

2025 Roadwork. David Moomaw's roadwork began mid-May and was completed early June, with some lingering potholes still on our schedule to be repaired due to heavy rains and a few driveway culverts that are clogged.

Several culverts were cleaned, and they added a few more run-offs, however we still plan to replace the culvert near the intersection of Sundance Mt. Road and Blue Smoke Lane that has collapsed and is causing ruts and potholes in that area.

As a reminder and for new owners, culverts that run parallel to the road, under owners' driveways, are maintained by the property owner and should be kept free of debris to avoid water running into the main road.

For driveway and private culvert work, we recommend our road

contractor, Rick & David Moomaw at 540-325-2616.

Roadside Brush: Brush is very bad this year in some places on Sundance and Shotgun Spring Roads and we have work scheduled to have the worst of it taken care of. Work should start the first week or two in July, so please drive slow and watch for the workers.

We ask owners to check your property that runs along the main road and, if possible, have the brush cut that may be extending from your property line over and into the main roads. If you have invasive plants such as floribunda rose and bamboo that can quickly creep into the right-of-way and ditches, we ask that it be removed.

For brush removal, we recommend Dinges and Son at 540-244-5120.

Speed and Dust: Please help preserve our roads this year and keep dust down by driving slower.

The first house on the right as you enter Sundance Mt. Road is not in the Association and that short stretch of Sundance Mt. Rd crosses over this owner's property line.

SMSA provides the owner with a yearly supply of Calcium Chloride for dust control, but we ask that you please show consideration and drive slowly in that area to help keep the dust down.

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 door 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)