

Sundance Times

Winter 2022

Vol. 1, Issue 4

PRESIDENTS' CORNER

From, Co-Presidents, James Jahoda and Anthony Baugher

Hello Sundance,

Thank you for a great turn out at the October 29, 2022 Annual Meeting. We enjoyed meeting with many of you for the first time and listening to your concerns and sharing ideas.

We encourage members to volunteer to assist or serve on any of the SMSA Committees. We could use your eyes and ears to assist us in maintaining roads and wells, and your thoughts on the governance, finance and management of the Association. Email the Secretary at smsasecy@gmail.com

Annual Meeting Update

A quorum representing twenty-eight lots were at the meeting (19 in-person, three on Zoom and six by Proxy.)

Your 2023 Board consists of the following four resident and three non-resident members:

Co-Presidents, Anthony Baugher and Jim Jahoda, Vice President, Eric Sauder, Treasurer, Tom Gannon, Directors, Heather Conely, Al Herman, and Bob Shuping. Diane Gannon continues as non-voting volunteer Secretary. The draft minutes of the meeting are posted on the website in the DOCUMENTS area.

Co-Presidents, Jim Jahoda and
Tony Baugher

FROM THE FINANCE COMMITTEE

2023 Budget Approved

The 2023 Budget was unanimously approved at the annual meeting with annual assessments for 2023 set at \$360 for general dues and \$65 for well electricity. Assessment forms will be mailed to members the first week of January, with payments due by January 31. The assessment form is also available on the [members' area of the website](#).

Members that would like to make scheduled payments should contact the treasurer at smsatreasurer@gmail.com.

Payments by credit card may be made by calling 540-896-3056 or on the website at <https://www.sundancemtssouth.org/members.html>. Just select the link for the number of lots you own and whether you are on a shared well.

Delinquent Accounts

The Board is now taking more severe measures, including use of the Virginia Courts and collection agencies to bring in long outstanding members' delinquencies. The Board is always willing to work with members that are having financial difficulties.

We strongly encourage those with debts that are more than six months old to contact the Treasurer to set up a scheduled payment plan to avoid legal action and loss of member privileges.

NATURE REPORT

Baby foxes sighted: Member Walter



Leisersohn reported walking up on a den of baby foxes near the road on Sundance and

was able to snap a few photos to share. Have wildlife pics to share? Send to sundancemtssouth@gmail.com.

Bumper year for acorns noticed: Every five years or so, oaks trees "mast" producing enormous amounts of seeds. It does not indicate a bad winter is in store (fingers crossed) but it does produce a lot of food for our wildlife – especially bears that eat them to fatten up for winter.

The invasive Spotted Lanternfly was found in several nearby counties in 2022. A potentially very serious pest of grapes, peaches, hops, and a variety of other crops, the spotted lanternfly has been detected in Frederick, Warren, and Clarke Counties and the City of Winchester. If you see the Spotted Lanternfly in 2023, try to take a photo, and contact the Shenandoah County office of Virginia Cooperative Extension 540-459-6140. The pest could be a major danger to Virginia fruit crops and wineries.



SHARED-WELL UPDATES

Well filters and UV lights were changed in December and will be changed again in early February. Water tests collected to date shows no bacteria present.

At the annual meeting, some members discussed a sulfur smell noticed in their water. It was noted that while the sulfur is not harmful, it can be an annoyance and several members shared that using a carbon filter or a Whole House Filtration System would alleviate much of the iron and sulfur found in our well water.

After a member reported a bad smell in their water, our plumber informed us that if the water temperature drops below 140°, bacteria grows and a bad smell results.

Through monitoring the monthly electricity reports, we saw an increase in the KW usage on Wells R-17 and R-14 which resulted in replacement of a faulty pressure tank on Well R14 and repair of a leak on R-17. We are also looking at ways to increase water pressure for some shared-well owners.

As a reminder, an uncommon wet ground area and an obvious leak in the pipes should be reported to the hotline or smsawells@gmail.com as soon as possible to prevent damage to a well pump and avoid additional costs to owners.

Swimming Pools & Hot Tubs: Members are asked not to use shared-well water for filling or topping up swimming pools or hot tubs, since it results in excessive use of well water, electricity, running of pump and equipment. It also clogs filters which reduces the effectiveness of UV lights to control bacteria.

Chlorination units also run excessively during these times and quickly deplete the Chlorine tablets or cause the unit to clog up.

Water delivery services are available for any amount of water with payment required for delivery only at a reasonable price.

ROADS UPDATE



The December 15 ice storm was beautiful to look at but resulted in power outages and trees and limbs on the roads. Our trees contractor as well as Board

members quickly responded, driving through, and cleaning up brush in all areas.

We did major work on the roads this year, and members noted the improvements at the annual meeting. We evaluate all roads early in 2023 to identify area to be addressed. We expect continued maintenance on ditches and culverts and work at the end of Blue Smoke Lane. If you have any special road concerns, let us hear from you.

Two signs will be added on the steep areas of Sundance and Blue Smoke reminding people to drive slowly and use a lower gear to prevent spinning tires which results in ruts and loss of gravel. Most owners know how best to drive our steep gravel roads, but guests and visitors may not. Please pass the word to those that may need help on of how to drive our roads.

We have been hoping that whoever removed the 15 mph speed limit sign on Sundance Mt. Road, did so to repair and replace it. However, after several weeks, it is still missing. We would like to get it back to avoid spending HOA funds to replace it.

FIRE SAFETY

[Virginia's 4 PM Burning Law](#) goes into effect from February 15 through April 30 each year, which bans open-air burning prior to 4:00 p.m. if the fire is within 300 feet of the woods or dry grass which could carry fire to the woods. Burning is allowed between 4:00 p.m. and midnight as long as the burner takes proper precaution and attends the fire at all times. A sign will be hung near the entry sign during those months to remind members and visitors of the Virginia Department of Forestry Burning Law.

Fires are more likely during late winter and early spring because winds are usually elevated, the relative humidity is lower, and the fuels on the forest floor are extremely dry.

Fallen trees and brush, known as "deadfall," contributes to the amount of fuel in forested areas. Keeping property as clear of brush and leaves as much as possible greatly reduces the threat of fire.

Members working together to clean up debris from around their homes can help SMSA fare better in the event of a wildfire.

If you have trees or branches that others may want for wood stove or fireplace burning, or if you would like to cut up and remove dead fall that others may have, please call the hotline or email smsaroads@gmail.com and we can share your contact information.

SMSA CONTACTS

Co-Presidents:

Anthony Baugher: 540-405-1224

Jim Jahoda: 631-276-5402

mailto:sundancemtsouth@gmail.com

Finance Committee:

mailto:treasurersundancemtsouth@gmail.com

Secretary: smsasecy@gmail.com

SMSA 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 dues payments:

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