

## **P** RESIDENTS' UPDATE

From, Co-Presidents, James Jahoda and Eric Sauder

We want to wish Happy Holidays to all! The 2024 annual meeting was held on November 4, at the New Market Town Hall with virtual attendance via Zoom. The election of new Board members was held and Eric Sauder was elected to serve a second two-year term and Adam Bergan was elected for a first two-year term.

### The Board members are now:

- Co-Presidents: Jim Jahoda and Eric Sauder
- Vice President: Adam Bergan
- Treasurer: Tom Gannon
- Directors: Al Herman, Tony Baugher and Bob Shuping
- Non-Voting Volunteer Secretary: Diane Gannon

A lot happened in 2023 with the drought, and an unusual number of well problems and road alerts. We appreciate your hotline calls so we could quickly respond.

Your new Board looks forward to serving you and working with you on all SMSA initiatives.

Co-Presidents, Jim Jahoda and  
Eric Sauder

## DROUGHT UPDATE

Shenandoah and Rockingham Counties continue to have severe drought conditions with both counties having one of the driest years on record over the past 129 years. Fishing has been halted for all streams and fire bans were issued. Updates are provided online at <https://www.drought.gov/states/Virginia>.

You may ask, "How does this drought affect SMSA?"

It affects our roads, Wells and fire safety. We ask all members to voluntarily...

1. Conserve water to protect our wells (See the Wells Update).
2. Curb the use of fire pits to protect our property, wooded community and lives. Observe the Shenandoah and Rockingham Counties Fire Alerts.
3. Drive slower to preserve the roads until roadwork can continue. (See the Roads Update)

## FINANCE REPORT

The Finance Committee reports that SMSA will have a small budget surplus partly due to the collection of current and past outstanding delinquencies as well as close monitoring of expenses.

Members approved the 2024 Budget at the annual membership meeting without an increase in assessments.

The 2024 assessments form is now on the website and will be mailed to members the end of December.

## BYLAWS UPDATED

Members unanimously voted to amend the bylaws to update how the Association manages the maintenance, repair, and replacement of shared wells.

The old bylaws did not effectively represent the divided responsibilities of the Association and that of the shared well owners. The new bylaw §6.3(a) is online at <https://www.sundancemtsouth.org/documents/bylaws.pdf>.

## WELLS UPDATE

Virginia is having one of the most severe droughts in the last fifty years. Many Shenandoah County wells are not supplying sufficient water. In addition to running out of water, if any well water level goes below the level of the pump, the pump will continue to run and be in danger of damage and failure.

What can you do?

- Preserve water at this time as much as possible.
- Watch for wet ground that could mean a waterline leak.
- Repair leaky toilets, dripping faucets, broken pipes as soon as they are found.
- Don't let water drip to prevent pipes from freezing.
- Do not fill or top up hot tubs with well water.
- Report water problems to the hotline as soon as possible.
- Keep drinking water on hand at all times.

Call or text the hotline on 540-339-7510 to report well/water issues.

Due to the drought, our wells became susceptible to bacteria. A recent water test indicated a need to shock the shared wells with chlorine. That was done and members were advised to boil drinking water or use bottled water until the shocking process was completed and the chlorine could fully flow through the pipes.

Owners of private wells may wish to test their well water and consider the recommendations above.

## ROADS UPDATE

Our road contractors continue to advise that due to the lack of rain, roadwork should continue to be suspended until rain is in the forecast. So far this year, rain has been sparse, occurring mostly at night.

Members reported several trees down and hanging low on Sundance Mt. Road. Our contractors were called and quickly responded to clear the road. We thank those members that gave us a quick call.

Snow removal is done when there is 4" of snow on the roads. If roads are icy, sand or grit will be laid down on steep areas. If it snows all day long, plows may wait until the snow stops. The green gravel bins are located near several steep areas for vehicles stuck in the snow.

We continue working on obtaining state and federal grants for help on several road initiatives and will start with possible funding for the installation of street number signage to allow quick and accurate locations for emergency vehicles and to help identify specific road problems. Additional grants are being considered for the removal of roadside brush and the installation of a dry hydrant for water supply for the fighting of fires.

As a reminder, please call or text the hotline at 540-339-7510 for any road concerns providing the exact location of the problem.

## SMSA BOARD MEETINGS

The Board of Directors meetings are conducted via ZOOM. Members are welcome and are provided a specified amount of time on the agenda for questions and remarks.

Meeting dates and times are published on the website's EVENTS & NEWS page, so you should check that area throughout the year. Upon written request, a 14-day written notice (email or USPS) of meetings can be sent to members by emailing [smsasecy@gmail.com](mailto:smsasecy@gmail.com) or calling 540-339-7510.

## 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:**

Valley Bookkeeping Svcs  
156 N. Main Street  
Timberville, VA 22853

#### **Mail to:**

SMSA  
PO Box 628  
Timberville, VA 22853-0628  
540-896-3056 (Mon-Thur)

#### **Call-in credit card info:**

540-896-3056 (M-T)

#### **Website dues payments:**

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