

PRESIDENTS' UPDATE

At the November 15th Annual Meeting, 28 owners out of our membership of 66 participated in person, via Zoom, or by proxy. Members voted on several new initiatives which are outlined in this newsletter. We appreciate everyone who attended and supported the Association.

Members elected Kelsey Bergan to the Board, and we look forward to working with her on current issues and new projects.

Your 2026 Board members are:

2. Eric Saude & Jim Jahoda, Co-Presidents
3. Irene Szopo, Vice President
4. Thomas Gannon, Treasurer
5. Kelsey Bergan, Director
- Diane Gannon, Non-Voting Volunteer Secretary

Two Board vacancies remain, and we encourage members to consider serving on an interim basis until the next election.

Serving on the Board allows you to:

- Directly Influence Your community
- Help protect and enhance property values
- Support Board fairness and transparency

And - It's a great way to meet your neighbors!

From Co-Presidents, Jim Jahoda and Eric Sauder

FINANCE REPORT

Annual Assessments:

At this year's Annual Meeting, members voted to increase general assessments by 10% to address inflation, rising expenses, and greater road maintenance needs. This is the first increase in four years. Well electricity Assessments will remain unchanged.

Short-Term Rental Assessments:

Members also approved a new Short-Term Rental (STR) Assessment for properties rented for fewer than thirty [30] days. This fee offsets increased administrative, maintenance, and safety-related costs tied to STR activity.

Beginning in **2026:**

- The STR Assessment will be \$250 per STR unit.
- All STR owners must register by mid-December. A registration letter and form has been mailed to all owners.
- Failure to register may result in penalties under §7.5 of the SMSA Bylaws.

Reserves: SMSA reserves currently equal 85% of annual revenues, with projected withdrawals of \$5,500 in 2026 for two road projects. This will bring reserves to approximately 70%, slightly below the 75% target. We anticipate reserves will continue to grow through annual budgeting and interest earnings.

Unpaid Well Bills: Outstanding well-repair bills now exceed \$6,000 owed by thirteen owners.

A reminder that:

- 1% monthly interest is charged on invoices over 30 days old.
- A 5% late fee is added after 60 days.
- After 90 days, legal action may be taken.

Winter Road Care:

We coordinate with Macanie during snow and ice to ensure plowing begins as early as possible. If snow is falling steadily but is expected to stop later in the day, plowing may be delayed until the snowfall ends. However, if snow accumulation becomes too deep to manage, plowing will occur during the storm and may require multiple passes.

Plowing begins once around 4 inches of snow has fallen since plowing at lesser amounts results in loss of road gravel. The plow will not remove snow to the bare roadbed. The plow makes two passes on each road to push snow back as far as possible, with additional work at intersections.

Ice on steep areas is treated with gravel, sand, straw, or a mixture of these materials. Gravel bins are located at three steep areas.

Watch for emails and updates posted on the website on when to expect the plow to arrive.

Private driveways: Kevin Dinges, 540-244-5120.

SHARED WELLS REPORT

Water filters on shared wells were replaced in November, and the chlorination unit has been serviced.

Well 37 electricity indicates a probable leak, and the plumber has been actively checking waterlines for wet areas. We have asked that owners on that well watch for wet ground and check their home plumbing for possible leaks.

After Leaks Repairs: Water may appear cloudy temporarily. We recommend running water for several minutes until it clears and cleaning faucet aerators, which may become clogged with debris dislodged during repairs.

ROADS REPORT

Planned Roadwork.

A collapsed culvert will be replaced in January on Sundance Mt. Road (near the Association sign).

The Blue Smoke Road hill will have large rocks placed in the ditches to help widen areas narrowed by erosion. Macanie has scheduled this work for January and since the road will be closed during this time, it will be closely coordinated with the residents of that road.

Additional grading and gravel may be needed on Blue Smoke Hill, and this will be the third repair work for that area this year, due to heavy traffic and reports of speeding. We are trying to get that work scheduled as soon as possible. We ask owners on that road to slow down and use lower gear when going up the steep area to preserve gravel and reduce washboarding.

Delivery Trucks: As an FYI, Amazon delivery trucks are much smaller than FedEx and UPS, and much lighter on our roads and easier to pass.

Speeding: The Association has received multiple reports of speeding and reckless driving this year.

One significant incident involved a large gray Ford Ranger flatbed truck traveling at unsafe speeds and forcing another vehicle off the road. This same vehicle has been reported in additional speeding incidents.

While most drivers in our community are cautious, unsafe driving on our narrow, shared roads endangers residents and property. The Board is actively monitoring reports and will continue to address issues as they arise.

Please remind family members and visitors to observe posted speed limits and drive responsibly.

Speed Humps: To help improve safety, speed humps will be installed at the entrance on Sundance Mt. Road. These will serve as a reminder to all drivers - residents, guests, and contractors—to slow down and travel carefully through the neighborhood.

Second SMSA Exit: Our Association currently has only one road in and out, which poses a safety risk during fire emergencies. The Board has received permission from the property owners at the end of Blue Smoke Lane to establish an emergency-only access route. This route would provide a secondary entrance to the Association and an additional exit via New Market Reservoir Road. Minor trimming of overhead brush may be needed to ensure fire truck access, and a lock will be added to the existing gate.

FIRE SAFETY

No Burn Alerts: We are actively reporting all alerts from the National Forest Service when there are No Burn notices, and we ask owners to observe and follow the notices as they are published to keep our community safe.

BOARD MEETINGS

The Board Meeting dates and times are published on the website's EVENTS page and upon annual 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 door slot 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)

CONTRACTOR RESOURCES

Private Driveway / Culvert work:

Macanie Trucking. 540-325-2616.

Dinges and Son. 540-244-5120.

Tree work:

Dinges & Son. 540-244-5120.

Water Delivery:

John's Water. 540-477-2816

Reedy's Water. 540-459-5499

K&S Water. 540-430-0226