



Happy Holidays!

Sundance Mountain South Homeowners Association Winter Newsletter

December 2019

Dear SMSA Friends,

Please accept my apologies in sending out some long overdue updates from your SMSA Board! Jumping right in, the 2019 SMSA Annual Meeting was held this past September; it was a good meeting that was very well attended!

Finance Updates:

Discussions included a snapshot of our finances as well as the current budget. After a lengthy discussion regarding the Annual Dues, there was a motion made to increase the amount from \$260.00 to \$286.00 or by an increase of 10%. The motion passed; note that well fees will remain the same, (\$65.00 annually).

Total for Annual Dues & Well Fees starting in 2020 for those members on a shared well will be **\$351.00** annually. Those SMSA members on a private well annual dues are \$286.00.

Administrative Updates:

1. There was agreement to move forward in contracting for book keeping services to perform SMSA treasurer duties & services to include collections. More to come here as we move this initiative forward!
2. Next, please know that the Board continues to work with the Commonwealth's Attorney specific to the embezzlement case. I /we will provide updates as things move forward in finalizing the Board & HOA's position. If you have any questions, please do not hesitate to reach out.

Board Updates & Members: Robert Schuping; Steve Smith; Jamie McNamera, Tom Turner, Les Fairall, Gail Carter & Michele Thomas

3. Gail Carter – joined the Board as a Nonresident participating board member, (Welcome Gail!)
4. Tom Turner – rejoined the Board as a participating Resident board member (Thank you, Tom!)
5. Michele Thomas was voted in as President from an acting capacity &
6. Recently, Bob Schuping accepted the position of SMSA Vice President!

SMSA Support Service Updates:

Tom Turner has graciously agreed to be point person for Snowplow questions or concerns. Steve Smith, will back up Tom as needed. ***Please remember decisions made regarding plowing SMSA maintained roads will be made on a case-by-case basis. Rule of thumb is that plowing will not occur until approximately 3 inches of snow or more, is on the road. Please keep this in mind when planning for winter weather!***

Tom can be reached at (540) 624.0600. Steve's contact information is (540) 975-2121.

Road & water issues will continue to be supported by Steve.

Gentle No Salt Reminder: Please remember NOT to put any salt down on the HOA maintained roads! While salt might initially seem to work by melting some of the snow/ice, it forms a brine >>> then breaks down the underlying road base / foundation, resulting in potholes. Once this occurs, it is extremely costly for the HOA to correct!

Annual Dues & Well Fees:

Please find the attached 2020 SMSA Annual Dues & Well Fees request form.

Please consider paying early if possible, to assist in continuing to strengthen our financial foundation. Having sufficient funds to address seasonal needs on the mountain is of utmost importance to board as we are hearing predictions of a possible snowy winter season!

Last but not least: SMSA **Bylaws & Restrictive Covenants** sent to membership USPS (8/18 – 9/19). Once more, we have been advised by a judge that SMSA must update our Official HOA documentation to reflect current laws, statutes etc., in both Rockingham & Shenandoah Counties. In order to do so, we enlisted legal counsel which was completed.

Ratification: **SMSA members must ratify both the updated Bylaws & Restrictive Covenants.** *Each owner should sign each ratification form in the packet & send to SMSA. P.O Box 1173, New Market VA, 22844 or, email your signed forms to smsapresident18@gmail.com.*

To date, we have received approximately 50% of the needed forms. If you have not sent in your signed Ratification Forms, please do so soonest so we can move forward! If you need additional forms, please let me know.

Future State:

Finally, please know the Board is invested in moving SMSA HOA forward. We are interested in hearing your input for ways to invest in strengthening our water systems, well foundation[s] and or road infrastructure. If you have any thoughts or ideas along these lines, please send them in! We would like to hear from you!

Thank you!

Sincerely,

Michele

SMSA President

Michele Thomas

|

Smsapresident18@gmail.com

|

804.651.0273

May your holidays & New Year be filled with lots of happiness, peace, & joy.
