



# HAPPY HOLIDAYS!

## SUNDANCE MOUNTAIN SOUTH HOMEOWNERS ASSOCIATION

### FALL-WINTER NEWSLETTER

December 2020

Dear SMSA Friends,

For the first time ever the **2020 SMSA ANNUAL MEETING** was held virtually on Saturday, Nov 14, 2020 utilizing the Zoom platform. Although there were a few 'snags', these were readily overcome allowing participation for everyone attending!

#### **Annual Meeting Finance Updates:**

I'm pleased to report that SMSA HOA is financially stable & headed in a positive direction to maintain this stability by year's end. *(As long as the wells & roads do not require major attention over the next few weeks).*

After a lengthy discussion regarding special projects such as culvert work, cleaning ditches, etc., there was a motion & approval to set aside monies (5K) to focus on these initiatives moving in to 2021. We will keep everyone updated as to when this will occur. Additionally, the budget will be adjusted in 2021 on the Administrative side, adding 3K to adjust for bookkeeping & support for virtual platform meeting services.

The 2021 Annual Dues & well fees will remain the same; the total for Annual Dues & Well Fees in 2021 for those members on a shared well will be \$286 per lot plus \$65 for well electric, or **\$351.00** annually for a single lot. Those SMSA members on a private well: annual dues are **\$286.00** per lot. Other updates included recommendations originating from Valley Bookkeeping Services (VBS) made to further strengthen SMSA HOA's fiscal infrastructure. All suggestions from VBS were voted & accepted.

**Administrative Updates:** A motion was made & passed to limit terms for SMSA Board members; the Bylaws will be updated to reflect this update. Additionally, there was much discussion after a Board recommendation to review the status of the 2019 unapproved Restrictive Covenants (RCs) & consideration of "backing off" some 2019 changes.

The motion was approved with the goal to make minimal updates to the RCs focusing mostly on what's required by law, with a focus on strengthening the HOA's fiscal responsibility & Special Assessments. More details to come as we move forward.

**Board Updates & New Members:** [1]. Tom Turner, [2]. Gail Carter & [3]. Michele Thomas remain on the Board (terms expiring 2021).

4. Heather Connelly joined the Board as a full time resident participating board member;
5. James Jahoda, joined the Board as a participating non-full time resident board member;
6. Tom Gannon joined Board as a participating non-full time resident board member;
7. Al Herman joined Board as a participating non-full time resident board member.

*Calling all full time residents (FTRs)! We recognize that the Board is heavy w/ non-full time residents.. if there are any FTRs that would like to assist with onsite issues & initiatives, please let us know!*

**SMSA Support Updates:** Tom Turner & Steve Smith have stepped down from covering roads, wells & snow plow services for the HOA. We'd like to thank Tom & Steve for their many years of service to the HOA!

**Roads & Wells:** To help ensure timely reports & response, we have created new email addresses- that will be monitored- for SMSA homeowners to report roads & wells issues. Please report all road issues by emailing them to [smsaROADS@gmail.com](mailto:smsaROADS@gmail.com); all shared well related issues should be sent to [smsaWELLS@gmail.com](mailto:smsaWELLS@gmail.com). We ask that reports are clear & complete, provide direction & if possible, include pictures, (e.g., water leak).

**Phone/text msgs** are also acceptable: G. Carter, **703.371.2788** | H. Connelly, **540.331.1828**  
| M.Thomas, **804.651.0273**

**Please plan accordingly! When winter weather arrives, possible delays in snow removal!**

Note: Snow removal will begin when a depth of approximately 4 inches has accumulated on SMSA roads. Snow will be removed to leave a depth of approximately 2" above gravel so as not to damage the gravel roads. SMSA owners can expect that snow clearing may not start until after the snowfall stops. In the event of significant accumulation or a lengthy storm, there may be several visits to plow the snow. Please remember to give the plow driver plenty of space when plowing!

**No Salt Reminder:** Please remember NOT to use salt on HOA maintained roads!

While salt might initially seem to work by melting some 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!

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### **Annual Dues & Well Fees:**

Please find the attached 2021 SMSA Annual Dues & Well Fees request form.

Please consider paying early if possible, as having sufficient funds to address seasonal needs is of utmost importance to the HOA as predictions of a snowy winter season may be in our future!

### **Future State:**

Finally, please know the Board is interested in hearing your input for ways to invest in strengthening our water systems, well foundations, road infrastructure & other needs.

**If you have any thoughts or ideas along these lines, please send them in! We would like to hear from all SMSA Members!**

Sincerely,

*Michele*

*SMSA Acting President*

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