



October 1, 2021

Dear Members,

We are hoping to have our annual meeting some time in November or early December. In the light of the continued concern about the Covid virus, the Board is still in the process of deciding whether to have the meeting in person with Zoom and phone options, or virtually on Zoom and phone. We hope to send the announcement sometime in October, after research into possible venues and other requirements. You may send us your preferences to [smsasecy@gmail.com](mailto:smsasecy@gmail.com). We encourage all members to attend in any manner they are able.

Members should be aware that our Bylaws provide that "Any member who is delinquent in the payment of assessments to the Association shall not be entitled to vote or participate in the affairs of the Association until such time as that delinquency is removed." Members who are unsure of their debts to the Association may contact Tom Gannon, Secretary, [smsasecy@gmail.com](mailto:smsasecy@gmail.com)

## ROADS

A Civil Engineer provided a detailed report on SMSA roads and specific areas that should be addressed. This report was sent out in May and work by Macanie Trucking began in June. The roads were widened in some areas, some ditches were deepened and widened, all culverts were cleaned. In addition, several members hired Macanie to repair private driveways. Macanie offered this service to members at a reduced rate since their equipment was already in place on the mountain.

The civil engineer's report identified one dangerous location that could result in the road caving away if someone drove too close the edge. That area was widened, and guardrails were installed.

The SMSA entry sign was repainted, and flowers planted by Cathy Gregg. New speed limit signs were purchased and should be installed very soon.

Climate Change Note: Virginia has projected an increase in frequent and heavier rainfalls yearly, which will affect our roads, driveways, ditches, and culverts. This will require the association to implement solutions to handle larger volumes of

water coming down in shorter amounts of time. It could necessitate larger culverts, more turn-outs, deeper and wider ditches, and may result in more frequent grading and repair work being needed.

## WELLS

All six common wells tested negative for e-coli in March. Waterlines and tie-in/cutoff valves are being marked and mapped for future plumbers that may be working on our wells and waterlines.

## FINANCES

With information and oversight by our President and Treasurer, Valley Bookkeeping Service in Timberville has set up formal accounting books to record payments from members and payment of our bills. A significant part of their work is paying our plumber for well repairs and then dividing the bills among the appropriate well owners. As this is a convenience to the well owners to maintain water supply, we encourage prompt reimbursement of these invoices to maintain our fiscal health. We are in a reasonably good position, having spent significant funds on our roads this year, but depend on members' prompt and full payment of assessments and well repair reimbursements. Currently, the balance of delinquent members is \$8,790.75

We are planning, in the next few weeks, to send delinquency letters, and taking further action in the event of nonpayment or payment arrangements. Delinquency affects our overall budget and can result in an increase in our annual assessments if our liquidity is impaired.

## BOARD MEETING

The SMSA Board of Directors will meet via Zoom and phone conference on Monday, October 18 starting at 6:30 pm. Members are welcome to attend but must RSVP to [smsasecy@gmail.com](mailto:smsasecy@gmail.com) by October 11. The connectivity links will be sent to respondents and the meeting reminder and agenda will be posted on the SMSA website at <https://www.sundancemtsouth.org>.

We hope to see a good turnout at the 2021 Annual Meeting.

Sundance Mountain South Association  
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