

SMSA – FREQUENTLY ASKED QUESTIONS

Contents

INTRODUCTION 2

Q. SMSA Organization – How is the Association managed and operated? 2

Q. Assessments - What are my annual fees or assessments and how are they used?..... 2

Q. Should I serve on the SMSA Board?..... 2

Q. Roads: What should I know about SMSA roads? 3

 SMSA has about 3.5 miles of gravel roads..... 3

 The speed limit 3

 The SMSA road budget..... 3

 Private driveways and culverts..... 3

 Snow removal..... 3

 Dead trees across the road..... 3

 Trees and plants on members’ property 3

Q. Wells: What do I need to know about wells and water for my home? 4

 SMSA Wells 4

 Well Assessments..... 4

 Well maintenance and repairs 4

 Water tests..... 4

 Who do I call for well and water problems? 4

Q. County Residence - Do I live in Rockingham or Shenandoah County?..... 4

Q. Trash removal – How is it handled?..... 4

Q. Mailboxes and Deliveries – How do I get a mailbox?..... 5

Q. What do I need to know about having a dog in the Association? 5

 County ordinances..... 5

 The SMSA CC&Rs..... Error! Bookmark not defined.

INTRODUCTION

New members often have questions about the Association and living on the mountain. Here are a few of the most common questions. These questions and more are discussed in detail on the SMSA website at [Sundance Mt. South Association Web Site](#).

Q. SMSA Organization – How is the Association managed and operated? [\[RETURN\]](#)

A volunteer 7-member Board of Directors provides oversight for the preservation of the Association's roads and shared wells through the collection of annual membership dues and disbursement of all expenses. Board members and volunteers also provide the time and expertise in maintaining and updating the SMSA website and all the information it provides to owners. SMSA Bylaws provide full detail on how the Association is managed.

- [See SMSA's Bylaws...](#)

Q. Restrictions – As a member are there any restrictions on what I can do? [\[RETURN\]](#)

The rules of the HOA community are described in what's called the [Declaration of Covenants, Conditions, and Restrictions \(CC&Rs\)](#). The CC&Rs describe the requirements and limitations of what you can do with your property. The goal of the CC&Rs is to protect, preserve, and enhance property values in the community. The CC&Rs are formal documents that are recorded in the Circuit Courts of each county.

- [CC&R's for Rockingham County](#)
- [CC&R's for Shenandoah County](#)

Q. Assessments - What are my annual fees or assessments and how are they used? [\[RETURN\]](#)

SMSA makes assessments for each property annually in an amount that is based upon the budget approved at the annual membership meeting. The budget is divided equally among the number of properties responsible for payment of the assessment. Assessments are used for the upkeep of SMSA roads, shared well electricity, and administrative expenses. Billing is usually in December or January, after approval at the annual membership meeting, with a due date at the end of January. You can see the current assessments and [download the submission form here](#).

If for any reason you cannot pay your bills to the Association on time, please contact us at sundancemtssouth@gmail.com. We are always willing to make reasonable payment arrangements to help you avoid late fees or added interest, which will automatically be charged on bills 30 past due.

Q. Should I serve on the SMSA Board? [\[RETURN\]](#)

Serving on the board can be rewarding, as you are helping to improve the community and resolve concerns of individual members. As a board member, you will act as a proactive team player, who uses discussion and negotiation, working as

a team and in the best interest of the Association and its members. Board members attend scheduled meetings, either in person or by phone or video conferencing.

Any member with no unpaid bills is eligible and encouraged to take a turn at sitting on the board. Two two-year terms may be served, with eligibility for an additional nomination after a two year sabbatical. Board and Committee Volunteers are required to agree to a [Conflict of Interest and Ethics Policy](#). The board is made up of 4 full-time residents and 3 part-time members as long as there are sufficient eligible nominations to fill open slots, otherwise, membership vote makes the selection as set forth in the bylaws.

If you are interested in serving on the board just submit your name to smsapresident@gmail.com.

Q. Roads: What should I know about SMSA roads? [\[RETURN\]](#)

SMSA has about 3.5 miles of gravel roads.

The road's right-of-way is 50 ft, which means, with the exception of private driveways, the Association maintains areas within 25 ft from the center of the road on each side.

The speed limit

The speed limit on SMSA roads is 15 mph, which promotes safety, helps keep gravel on the roads, reduces potholes and wash boarding, and decreases dust.

The SMSA road budget

SMSA road budget is used for the upkeep of the main road system: roads, ditches and any culvert that runs across the road.

Private driveways and culverts

Private driveways are the responsibility of individual homeowners, including culverts that run across private driveways or lie parallel to the main road. Private driveways and culverts should be examined frequently to ensure drainage does not cause damage to the main road system or other properties.

Snow removal

Roads are plowed after 4" of snowfall and will include any driveways that lead to a shared well. See the SMSA [snowplow map](#).

Dead trees across the road

Members should quickly notify smsaroads@gmail.com or call the SMSA hotline at 540-339-7510 to report downed trees, noting the location and whether power lines and power outages are involved.

Trees and plants on members' property

Trees on members' property that are in danger of falling across the road may result in notification from the Association, asking for removal to avoid damage to life and property. Members are asked to not plant invasive species in the Association to prevent intrusion on roads, ditches, culverts, and surrounding properties. Any existing invasive plants should be kept in control by homeowners.

Q. Wells: What do I need to know about wells and water for my home? [\[RETURN\]](#)

SMSA Wells

There are 6 shared wells and 6 privately owned wells in the HOA. To see which well you are on, see [the Wells Map](#). Shared wells are named for the county they are in and the lot they sit on, e.g., S-7 is in Shenandoah County on Lot #7. Well Assessments

Well fees are assessed annually, currently \$65, to all resident and non-resident members on shared wells for the payment of monthly electricity billing paid by the Association. You can learn the current well fees and [download the yearly dues submissions form](#) for both wells and roads from the SMSA website. The well fees do not cover repairs.

Well maintenance and repairs

Decisions regarding well repairs are the responsibility of the Board, and responsibility for payment resides with the shared well owners. Therefore, the responsibility is divided: the Board is tasked with deciding what repairs are necessary, and the well owners are responsible for their shares of the cost. The expense for well and water-line work is billed to and divided equally among the owners of the well incurring the expenditures. Connections from a house to the main line are the full responsibility of the homeowner.

Water tests

Tests for bacteria are conducted annually on all shared wells. Members are notified in the rare event their water results are unsatisfactory; otherwise, reports are provided upon request.

Who do I call for well and water problems?

Call or text the HOA hotline at 540-339-7510 or send email to smsawells@gmail.com.

Q. County Residence - Do I live in Rockingham or Shenandoah County? [\[RETURN\]](#)

A. Sundance Mt. Road is located in both counties, with Rockingham on the right side of Sundance Mt. Road and Shenandoah on the left as you drive in. Real estate taxes will be billed by the respective county. A map of the Association at <https://www.sundancemtssouth.org/documents/countyline.jpg> shows what county each lot resides in.

Q. Trash removal – How is it handled? [\[RETURN\]](#)

Homeowners are responsible for trash removal, either through purchasing a service on their own or taking trash to several of the local county resources in both Rockingham and Shenandoah Counties:

- Shenandoah County Trash and Recycling locations <https://shenandoahcountyva.us/landfill/%20>
- Rockingham County Trash and Recycling locations at <https://www.rockinghamcountyva.gov/452/Container-Sites>

Q. Mailboxes and Deliveries – How do I get a mailbox? [\[RETURN\]](#)

The mailboxes at the entrance of Sundance Mt. Road are private mailboxes that members have installed themselves and are not maintained by the Association. In addition, members **may** purchase Post Office Boxes at the post office:

New Market VA Post Office -see website at <https://www.postallocations.com/va/new-market/new-market>
9444 John Sevier Rd, New Market, VA 22844
Phone: 540-740-2686
TTY: 877-889-2457
Toll-Free: 1-800-Ask-USPS® (275-8777)

Most home delivery services deliver in the HOA, e.g., FedEx, UPS, etc.

Q. What do I need to know about having a dog in the Association? [\[RETURN\]](#)

County ordinances

Both counties' ordinances state:

"It shall be unlawful for the owner of any dog to permit or allow such dog to run or be at large within the County. For the purposes of this section, a dog shall be deemed to be "at large" while roaming, running or self-hunting off the property of its owner or custodian and not under its owner's or custodian's immediate control."

Dogs that habitually run at large or have been shown to be aggressive should be reported to Animal Control:

- Shenandoah County: 540.459.6101
- Rockingham County: 540.434.4436

SMSA's current CC&Rs do not have mandates for dogs in the association. Owners with complaints must go through the legal process by contacting the numbers above. The newly revised CC&Rs do prohibit dogs from running loose or being a nuisance, however until those CC&Rs are ratified by a two-thirds of the membership, they are not in effect. You may obtain the ratification form by contacting us at 540-896-3056 or by [downloading the form](#) and returning it to P.O Box 628, Timberville, VA 22853-0628.

The SMSA FAQs will be updated as new questions arise and will be posted on the [SMSA website](#) on [the documents page](#).