



# Sundance Times

Fall 2025

Vol. 4, Issue 3

## PRESIDENTS' UPDATE

Mark your calendar for the Annual Meeting to be held on **November 15<sup>th</sup> at 12:30 p.m. at the New Market Quality Inn.** Coffee and assorted donuts will be served.

While we've held the meeting at the New Market Town Hall for the past several years, they no longer allow weekend meetings for security purposes. If you cannot come in person, you may call in or use Zoom. Just RSVP to [sundancemtssouth@gmail.com](mailto:sundancemtssouth@gmail.com).

If you think you may not be able to attend at all, we ask that you assign someone to act as your Proxy. Proxy forms were sent to all owners and allow you to vote for or against issues and they count as you being present. This helps us meet the required quorum for the meeting. If you did not get a proxy, let us know. We hope to see you there! Full information on the meeting, along with handouts, are added to [the SMSA website](#) often.

Sadly, one owner's residence had a fire in September. Fortunately, there were no injuries, and we are grateful for the local Fire Departments that responded to the fire and thankful that no other properties were damaged. It seems the only other property affected may have been the SMSA sign that fell down and was repaired.

*Co-Presidents, Jim Jahoda and Eric Sauder*

## FINANCE REPORT

Our second quarter financial report shows that road '25 expenses may exceed the budget due to heavy spring rains that caused added road work.

There is \$2,088 in unpaid assessments to date; however, since several owners are making monthly payments, we expect most assessments to be paid in full before the end of the year.

There is over \$11,000 in unpaid Well bills and we need owners to pay these bills upon receipt to prevent depletion of our bank account. If you cannot make full payment, you can avoid added interest, late fees and possible legal action by requesting scheduled payments. We need a formal request through email, phone call or mail to make payment arrangements.

Walk-in payments can be made at Valley Bookkeeping Services at 156 N. Main Street, Timberville. Their office is closed on Fridays but there is a 24/7 mail slot for drop-off payments and money orders are available at the Food Lion, Walmart or Post Office.

## SHARED WELLS REPORT

**Water filters** on shared wells were changed, and the chlorination unit was serviced in August.

August and September had extensive amounts of work done on leaks and well equipment. Wells R-14 and R-17 had to have pumps replaced, Well R-17's pressure tank and pressure valve were replaced, and large leaks were repaired on R-14, R-17 and S-35.

## PROPERTY ACTIVITIES

We have had six property sales this year, which includes two vacant lots that will have new homes, wells and septic systems built. Another lot is planning on digging a new well.

The Board will be working with these owners to help ensure that the work does not disrupt daily activity of owners any more than possible and to prevent damage to SMSA roads and personal property.

We ask everyone planning major construction to read the new SMSA Construction Policy and notify the Board for planning purposes. The Policy and Construction Approval Form can be found on the [SMSA website in the DOCUMENTS area.](#)

Currently there are nine short-term rentals in the Association with two more planned for two vacant lots recently sold or selling.

## ROADS REPORT

**2025 Roadwork.** Due to several heavy rainfalls this year's roadwork will continue, fixing potholes, ruts, ditches and culverts. As a result, the planned culvert replacement under Sundance Mt. Road has been delayed. We are getting other estimates for a collapsed culvert near the entrance of Sundance Mt. Road and Blue Smoke Hill that has erosion problems.

**Roadside Brush:** Roadside brush was cut back in several areas on all roads and many fallen trees and some leaning over the road were removed. Please call the hotline on 540-339-7510 to report trees on or over the SMSA roads.

## SAFETY TIPS

We live in a peaceful community, yet with one vehicle break-in, a house break and one house fire this year, we all want to protect family and property as much as possible. Today's technology offers many options that may help establish peace of mind. We've listed just a few.

**Install smoke detectors** on every level of your home. Test smoke alarms monthly and replace batteries at least once a year.

**Fire Safety:** Keep **fire extinguishers** in key locations both indoors and outdoors. **Fireproof safes** protect irreplaceable items like documents and valuables from both fire and water damage. Make sure your home fire insurance policy is up to date as well as those of your renters.

**Carbon Monoxide alarms** warn you of unusual build-up of this colorless odorless gas that can cause illness and death. It can occur from fuel-burning appliances, backdrafting appliances or fireplaces, or idling cars in garages.

**Security cameras**, both battery-operated or hard-wired, may or may not require Wi-Fi or an annual subscription. Some cameras record motion to an internal storage card that can be removed and viewed on any computer and others store activity online and send motion incidents immediately to your phone.

**Online security services** provide cameras, alarms, and video doorbells to be deterrents or to detect burglary, smoke, carbon monoxide, and water with live monitoring for fast emergency response and phone alerts.

**Outdoor lights** illuminate a property to prevent falls and deter intruders.

Whether motion activated or on timers, they should be placed at all entry areas.

**Driveway alarms** alert you to incoming vehicles or people walking and include infrared motion detection, magnetic probes, rubber hoses, and photoelectric beams.

**Set up phone apps** to provide emergency alerts including weather, fire and crime reports.

**Deadbolt locks** provide greater protection against forced entry than standard door locks. **Keep windows locked** with an added security chain or lock-guard. **Lockboxes** are recommended for storing keys outside, rather than hiding one in a plant.

**Security bars** can be installed to protect sliding glass doors from entry while you're away. **Change your locks** if you just purchased your house.

**Lock your automobiles** and set the security alarm. Don't keep any valuables in your vehicle and park in a well-lit area.

**Make your house look lived in** with potted plants on decks and at your entry door. Have lights and tv's timed to come on and go off in various rooms and at odd times of the day and night. Keep weeds and brush cut around your house and keep your driveway clear of weeds and grass. Don't leave ladders out for people to use to climb through a window.

**Be observant and report suspicious behavior.** Get to know your neighbors, the times they normally come and go, and the cars they drive.

Let's all watch out for each other and stay safe this year.

## SPOTTED LANTERN FLY SPOTTED



Please watch for and kill the Spotted Lantern Fly that has been seen

in our area killing and weakening our trees. For more information, go to the [National Park Service Website](#).

## 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](mailto: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](mailto: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 slot door 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)