



Sundance Times

Spring 2026

Vol. 5, Issue 1

PRESIDENTS' UPDATE

We hope everyone is enjoying the arrival of spring after what was certainly a challenging winter. Heavy snowfall followed by solid ice created difficult road conditions throughout the community.

We sincerely appreciate the many property owners who stayed in communication with us during this time, providing updates on road conditions in their areas. Your cooperation and responsiveness made a meaningful difference.

We also give thanks to the snow plowing companies that worked diligently to keep our roads and driveways accessible. In addition to our regularly contracted provider, Macanie Trucking, Dinges and Son, Jim Lacek, and Jason Shipe responded quickly and delivered excellent service. Their efforts helped ensure the safety and mobility of our community during some very difficult weather conditions.

So far this year, two properties have changed ownership. In February, vacant Lot R-19 at the end of Shotgun Spring Road was sold, and in early March, Lot S-4 at the end of Blue Smoke Lane closed. We warmly welcome our new property owners and encourage them to reach out with any questions about the Association or the Sundance community.

We look forward to working together with all owners on planned projects and new initiatives designed to keep the SMSA community safe, well-maintained, and enjoyable for all.

With appreciation,
Jim Jahoda and Eric Sauder
Co-Presidents

ROADS REPORT

Planned Roadwork Update

The special road projects originally scheduled for late January were postponed due to snow and ice. These projects will now be completed as part of the upcoming annual roadwork schedule.

Pothole and washboard repairs were completed in March. The annual roadwork is scheduled for April through May and will include the following special projects:

1. Installation of speed humps starting at the SMSA Sign, where most speeding concerns have been reported.
2. Placement of large rocks along the ditches on Blue Smoke Road hill to help widen sections narrowed by erosion.
3. Replacement of a culvert on Sundance Road.

Following these improvements, crews will complete the annual maintenance work, including adding gravel, grading, and cleaning culverts.

Watch for our road alerts sent out during this time, reminding everyone to drive slower and watch for the roadworkers.

As a reminder, culverts running parallel to the road beneath private driveways are the responsibility of the homeowner. Property owners should ensure these culverts are cleared each spring of leaves and debris to maintain proper drainage.

SHARED WELLS REPORT

Water filters on shared wells were replaced in March, and the chlorination unit was serviced.

Well 13 had been showing signs of a leak for some time and the plumber finally located and repaired a leak on the main line.

Well 37 is still showing high kilowatt usage and the suspected leak has not been found. **Owners – be on the watch and report possible leak areas.**

Several owners reported leaks due to frozen filtration systems and pipes. Owners may want to install a heat tape which is a flexible, electric heating element wrapped around pipes to prevent freezing in, <50° F temperatures.

NO BURN NOTICE

Virginia's 4 PM Burning Law (Code of Virginia §10.1-1142) prohibits open-air burning before 4 p.m. between **February 15 and April 30** if the fire is within 300 feet of woodlands, brushland, or dry grass.

Burning is permitted between 4 p.m. and midnight, provided it is attended and precautions are taken.

All firepits must have a ¼" mesh screen. Please read [SMSA's Outdoor Fire Safety Rules](#) on the website's DOCUMENTS page.

FINANCE REPORT

Delinquencies

Annual assessments were due February 20. As of now, \$6,346 in 2026 assessments from 16 owners remains unpaid, along with \$399 from prior years. In addition, unpaid well bills total \$5,600.

About 70% of assessment income supports annual road repairs. Unpaid assessments and well repair bills significantly reduce the amount available to cover road expenses.

We urge owners who need assistance paying their SMSA bills to contact the Association to arrange a written payment agreement. This can help avoid a 1% monthly interest charge, a costly 5% late fee, legal action, and other penalties, including possible loss of water access for properties on shared wells.

Eight owners have set up payment plans this year, which guarantee that their balances are paid in full by the end of the year.

To arrange a payment plan, call 540-339-7510.

Rental Properties

All rental properties must register annually with the Association.

Beginning January 2026, a \$250 annual [Short-Term Rental \(STR\) assessment](#) applies to properties rented for fewer than 30 days.

Failure to register a rental property or pay the STR assessment may result in penalties under [§7.2-§7.5 of the SMSA Bylaws](#).

[Rental registration forms for both long-term and short-term rentals are available on the Association website.](#)

For more information, call 540-339-7510.

STAY BEAR AWARE

It's that time of year already. Bears are waking up.

Bears emerging from hibernation are on the move in early spring it's important times of year to stay alert.

When bears first come out of their dens, they are focused on finding food. Since food sources are still scarce, bears may roam more widely and be more willing to investigate neighborhoods. This is when human-bear encounters are most likely to happen.

Being watchful doesn't mean being fearful, it means being prepared. To help reduce problems:

- **Secure food sources:** Keep garbage in bear-resistant containers, don't leave pet food outdoors, and clean grills after use.
- **Stay alert outdoors:** Watch for tracks or scat on trails, make noise when hiking, and never approach a bear.
- **Drive carefully:** Bears are more active and often cross roads in spring—slow down, especially at dawn and dusk.
- **Give bears space:** If you see a bear, stay calm, back away slowly, and give it a clear escape route.
- **Be mindful of cubs:** Never get between a mama bear and her cubs.

By taking a few precautions and staying mindful, we can protect ourselves, our communities, and the wildlife we share the landscape with.

A little awareness goes a long way—let's enjoy spring responsibly and **stay bear aware**.

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 or calling 540-339-7510.

SMSA CONTACTS

Co-Presidents:

Eric Sauder: 540-810-4840

Jim Jahoda: 631-276-5402

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 door slot 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)

CONTRACTOR RESOURCES

Private Driveway / Culvert work:

Macanie Trucking. 540-325-2616.

Dinges and Son. 540-244-5120.

Tree work:

Dinges & Son. 540-244-5120.

Water Delivery:

John's Water. 540-477-2816

Reedy's Water: 540-459-5499

K&S Water: 540-430-0226