

PRESIDENTS' UPDATE

We wish everyone a pleasant and safe summer and remind all to be extra careful with outdoor fires as the heat of summer progresses and dries up the environment.

We are pleased to announce that Adam Rezk has agreed to fill a board vacancy on an interim basis and will hopefully be voted to a first-term position at the next Annual Meeting.

Adam has also joined the Finance and Governance Committees, providing valuable insight into SMSA's initiatives.

Thank you for stepping up, Adam!

ROADS REPORT

Annual Road Maintenance

The Association's annual road maintenance was completed in mid-June. The planned speed bumps have been delivered and installation is being scheduled. Special projects included one culvert and Blue Smoke Hill ditch work.

To help protect our roads from storm damage, we encourage all owners to inspect and clean their driveway culverts. If you are unable to perform this work yourself, you may wish to contact Macanie Trucking. David Moomaw can be reached at (540) 856-8311.

Please remember that driveway culverts running parallel to Association roads are the responsibility of the property owner. Clogged culverts or poorly maintained driveways can create drainage problems that damage Association roads. Owners may be held responsible for the cost of repairs resulting from inadequate maintenance.

Road Signs

The Blue Smoke Road/Walden Lane intersection sign that was knocked down has been replaced.

Because some GPS systems incorrectly indicate that Blue Smoke Road connects to Reservoir Road, a "Dead End – No Turnaround" sign has been installed at the entrance to Blue Smoke Road. This should help reduce unnecessary traffic and discourage large trucks from attempting to use the road as an exit route.

Roadside Brush and Trees

Roadside brush clearing has been completed in several areas throughout the community.

Recently, a large tree fell across Sundance Mountain Road near the entrance to the Association, completely blocking traffic. Because the tree had fallen onto a power line, Dominion Energy was called to remove the hazard. The road was not reopened until approximately 11:00 p.m., requiring many owners to delay their return home.

The following morning, the large stumps and debris left behind by Dominion along the roadside and in the ditches were removed.

Several dead, damaged, or leaning trees remain on private property adjacent to Association roads. These trees pose a risk to motorists, pedestrians, utility lines, and roadways. We ask all owners to inspect their roadside property and remove hazardous trees before they become a safety issue.

Members can help reduce SMSA's road maintenance costs by clearing brush and trimming trees and vegetation along their roadside property. This would free up additional funds for gravel and grading.

How You Can Help Protect Our Roads

Everyone can help preserve our private roads and reduce maintenance costs by:

1. Driving at slower speeds to reduce gravel displacement and washboarding.
2. Requesting that delivery companies use smaller or medium-sized trucks whenever possible and advising them that our roads are narrow and steep in some areas.
3. Keeping driveway culverts clear and functioning properly.
4. Maintaining driveways by grading as needed, cleaning ditches, and preserving proper drainage and roadway crown.
5. Monitor and remove invasive plants that may spread into roadside ditches. Keeping ditches clear helps maintain proper drainage and prevents costly road damage.

Long-Range Road Improvement Plan

The Association maintains a long-range road improvement plan based on a 2021 Civil Engineer Road Evaluation and ongoing annual road inspections. Because annual budget and reserve funds are limited, projects must be prioritized. In addition, unpaid assessments and well repair bills can further limit the funds available for road improvements. Currently, more than \$7,600 remains outstanding in unpaid bills.

This year, the Association completed several important projects identified in the long-range plan, including the replacement of a collapsed culvert at the entrance to the Association and the reconstruction of the drainage ditches on

Blue Smoke Hill. These projects were considered critical and required the use of both reserve funds and budgeted road maintenance funds.

Each year, Macanie Trucking and the Roads Committee evaluate the condition of the roads and provide recommendations to the Board. Based on those recommendations and available funding, proposed projects are presented to members at the Annual Meeting for discussion and approval. Members also frequently identify areas of concern, and those recommendations are evaluated and incorporated into future plans if adopted.

Current projects included in the long-range plan are:

- Replacing the collapsed culvert near the intersection of Sundance Road and Blue Smoke Road;
- Increasing the number of speed limit signs and replacing damaged or undersized signs;
- Repairing sections of the road base as needed;
- Adding additional gravel to road sections where necessary;
- Marking all culverts with reflector poles;
- Removing roadside brush throughout the Association;
- Installing additional drainage outlets where needed;
- Conducting extensive culvert cleaning throughout the community;
- Reinforcing the roadway adjacent to the guardrail on Sundance Mountain Road;
- Installing 911 address signs for all properties; and
- Establishing an emergency exit route from the end of Blue Smoke Road to Reservoir Road.

SHARED WELLS REPORT

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

Wells 17 and 37 are still showing high electricity usage but suspected leaks have not been found. **Owners – be on the watch and report wet ground and possible leak areas.**

Owners of hot tubs on shared wells are reminded to have water delivered. James Bower at Reedy's Water Svc. - 540-459-5499 is highly recommended.

FINANCE REPORT

Delinquencies

There is currently over \$7,600 in unpaid assessments and well repairs. We ask owners to quickly catch up on missed payments or contact us at 540-896-3056 to set up a scheduled payment plan.

Budget Report

Due to the extended periods of ice and snow this past Winter, we expect to go over budget for Snow Plowing this year.

Construction Policy & Assessments

Owners with plans for major construction are reminded of the Construction Policy established in 2025 and associated assessments. The Policy is for:

1. New residences, including Accessory Dwelling Units (ADUs), and major additions to existing residences.
2. Private Wells, which includes well drilling and all related well construction.

There is no assessment for small projects, insignificant renovations, decks, porches, garages, out buildings and septic systems.

Please [read the Policy on the website](#) and download the [Construction Form](#) that must be completed. Assessments must be paid prior to starting the project.

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