

Summers Landing

Community News – Fall 2003

More Than A Newsletter

Yes! This is the quarterly newsletter **plus** a few necessary inserts. Inside the folded pages you will find two very important documents that should be added to your existing homeowner documents. They are the "Creation of Procedures to Ensure Due Process in Enforcement Cases" and "Collection and Effect of NonPayment of Assessments", recently adopted by the Summers Landing Board of Directors at the recommendation of Nest Management Services and legal counsel.

You will also find a voluntary neighborhood directory sign up sheet, put together again this year by Bobbi Novak. The current edition was compiled in mid-2002 and there have been many changes in the neighborhood since then. Please take a moment to consider plugging into our community, fill out the form, and return it promptly.

Thanks to Bobbi for volunteering her time and energy again.

Hurricane Heroes

There was quite a mess here when the morning light came after Isabel's wrath. Many people in our community were busy dealing with downed trees, damaged houses, and flooded basements, while a group of men whose names I do not know, were out on the streets first thing that morning, removing trees and debris so that everyone could get in and out of the community. On behalf of all Summers Landing residents, I would like to say THANK YOU SO MUCH! These men put the good of the community first and I'd say they are heroes! We didn't get our newspapers or mail that day, but we were able to go where we needed to go and that was such a fabulous gift. It's a great feeling to know that we have people like the "Hurricane Heroes" living here, in Summers Landing.

New Web Site Proposed - At the last quarterly meeting, the Board announced that they are researching the idea of setting up a Summers Landing Website. Now, Summers Landing is part of the Ness Managements website (who knew?) and offers a limited amount of information. The S.L. Website would include a variety of information including ideas and issues currently under discussion, dates of any community meetings and activities, and the newsletter. It could also list homes for sale and other Real Estate news that interests us all. It would also be interactive so residents could easily contact board members to ask questions and give feedback about their views and concerns in the community. This could be a great tool for the people who live here as well as for those looking to buy in our neighborhood. The next quarterly HOA meeting is November 20th at 7:00 in the meeting room above the Ukrops' Café - come and learn more.

Bunco Mania!!!

Last October, a few women put out some fliers inviting other Summer's Landing gals to get out once a month to play Bunco and it is a great big SUCCESS!!! Unfortunately, this first group is full with many on a sub list waiting for the call each month. If you are interested in participating in a second group, email Deborah at ahosmith@hotmail.com
Please write BUNCO on the subject line.

The Inside Scoop:

- New High School Boundaries- Will S.L. kids still be bussed to Spotsy high? Maybe!

Front Entrance Sign
The Stray Has A Home
Yard Sale Postponed
The Next HOA Meeting
Notes from Ness Management
Community Clean-Up

Community Yard Sale

There was a lot of thought and effort put into the organizing of a community yard sale, but due to one set back after another, the last being the hurricane, it has been postponed until the spring. When it happens, there will be a coordinator that will handle the organization and advertising for the community. Details will be published closer to the actual event.

There is some confusion however about just what the covenants say about having your own yard sale. Some people are under the impression that you aren't allowed to have a yard sale, but that is not the case. You may have a yard sale **BUT YOU MAY NOT POST ANY SIGNS IN THE COMMUNITY.** It is stated in the covenants that the only signs allowed are those put up by builders, subcontractors involved in the construction process, and realtors selling homes. That's it. No signs are allowed to be posted in the community for sales, lost pets, businesses or political candidates.

Look for the yard sale to be back on track in the spring.

Do you have an at home party type of business such as Pampered Chef, Partylite or Southern Living that you want your neighbors to know about? Do you sell Avon? A list will be published in the next newsletter. Send your info to me!

New Front Entrance Sign

At the last quarterly homeowners meeting, the board discussed plans to build a permanent sign with interchangeable letters at the front entrance of Summers Landing. This sign would relay information such as, who the board members are, the dates of the quarterly homeowners meetings and community events.

Many of the homeowners present opposed this idea saying that it is not a necessary expense, since we do not have a good location and very few opportunities to hold community Events. Others said that it was "tacky". One said that a sign like that would certainly detract from the natural awe and beauty one experiences when they enter this community.

There are other options for getting info out such as the newsletter, and the new proposed Web Site. (see front page article)

The board says that there have been other homeowners who support the idea too. The decision though, ultimately belongs to the board, but your input is valuable.

So let your voice be heard and maybe even published in the next newsletter! Mail or drop off your opinions, comments or questions to Deborah Smith, Newsletter Chairperson at 10619 King Eider Ct. or email me at ahosmith@hotmail.com. No phone calls, please. All *legitimate* correspondence will be forwarded to the board of directors.

Oh Where Has That Little Dog Gone? The Stray Has Found A Family

The little stray dog (also know as the Hyena!) who has eluded Animal Control and has lived around the model homes on Gannett since last January, has finally found a family in the neighborhood to call her very own. While in heat, Gypsy (seems like an appropriate name) found her way over to King Eider and hooked up with a Collie named Lucky. Though extremely afraid of human touch, she stuck around for her twice a day feedings and eventually let her new "mom" pet her. That's all it took for Gypsy to stake her claim with the Smiths, and of course Lucky. Since then, Mr. Smith has given her a haircut (no more Hyena!) and she has visited the vet to get her rabies shot and all necessary medical treatments. She is still very shy and extremely weary of people she doesn't know, but we are learning more every day about what an incredibly smart dog she really is. (It's no wonder she was able to dodge animal control for 8+ months!)

We are also pleased to announce that a healthy litter of 4 boys and 3 girls were born on October 2nd. These (FREE! FREE! FREE!) puppies will be ready for adoption at about 7 or 8 weeks old - early/mid December. Just in time for Christmas gift giving!!! Call 785-8063 if interested. All those not adopted will be taken by the county to an animal rescue.

Riverbend High School Boundaries Coming UP!

Riverbend High School is scheduled to open for the '04-'05 school year. It has not yet been decided if Summers Landing students will attend this new high school, located behind Chancellor Elementary School on Plank Road. The zoning decisions will be made in January '04 and we need to band together and make our voice heard before the boundary lines are drawn.

A group of parents have expressed a strong interest in their children attending Riverbend instead of Spotsy High for the following reasons:

1. Riverbend is 4 miles from Summers Landing – Spotsy 16 miles away.
2. Children are now catching the high school bus at 6:30am to get to school by 7:20. Needless to say, this not only creates safety risks for the kids out in the dark in the mornings, it also adds an hour (30 minutes each way) to their already long day.
3. Students now at SHS who participate in after school activities get dropped off in the dark when riding the activities bus home. This is also a safety issue and limits some families from participating because of the distance and time issues.

We will be circulating a petition in the next few weeks to express our desire for Summers Landing students to attend the new high school. If you can think of any additional benefits our children will receive by attending the new high school, please contact Katherine Lietzan (785-8347) to add your ideas to the letter.

Additionally, we will need volunteers to obtain signatures in the neighborhood, so please call Katherine if you can help. In the meantime, if you wish to express your concern over the zoning issue, please call or write to the following people:

Dr. Jerry Hill
Superintendent of Spotsy.
County Schools

Spotsy. County Schools
6717 Smith Station Road
Spotsylvania, VA 22553
540-898-6032

Dr. Donald Alvey
Director of Secondary
Education

Spotsy County Schools
Administrative Office
6717 Smith Station Road
Spotsylvania, VA 22553

Dr. Martin A. Wilder, Jr.
School Board Supervisor
Chancellor District

8913 Boulevard of the Generals
Spotsylvania, VA 22407
540-786-7227

Hurricane Isabel Community Clean Up

Some homeowners have suggested that the HOA should hire a contractor for debris removal following hurricane Isabel. There is a significant question concerning whether such contracting would be a legitimate expenditure for the HOA. We do not believe it would be fair to everyone that has already completed their debris removal. Therefore, clean-up of the remaining debris is the homeowners responsibility. The board understands that some lots were much harder hit than others, and that it will take some time for all the clean-up to be complete, but are also discussing setting guidelines and time limits so that the entire clean up process will not be allowed to go on indefinitely. Most people have worked extremely hard and we are pleased that the community has come so far, although there is still some work that needs to be completed as soon as possible.

Quarterly HOA meeting – Thursday, November 20th

7pm – in the meeting room above the Ukrops Café.

This meeting is open to everyone – if you have a question or opinion – this is where to be.

News From Nest Management Services

By Fran Curtis

We would like to take this opportunity to thank the Summers Landing HOA members for their comments, suggestions, their cooperation and compliance with the Homeowners Association Documents. Summers Landing is such a beautiful community and we are pleased to be the managing agents for the Association and a special thank you to your Board of Directors for their support. The Board is empowered by the governing documents to adopt rules and regulations and to set policy. The management company administers the day to day operations from the direction of the Board. It is truly a team effort and we appreciate all they do to help us keep everything "up and running".

As of September 30th, according to our records, fourteen (14) properties have gone to settlement including new homes and re-sales. They are not recorded in or files until our office receives the HUD statements from the settlement attorneys. Just prior to a sale, the state requires a **disclosure package be given to the potential purchaser**. An exterior property inspection is made to determine if architectural violations exist. That report is included in the disclosure package as required in the Property Owners Act of Virginia.

With that in mind, please be sure to submit an **architectural (ACC) application** if you are planning alterations or additions to your property. Call the management office for the application form and allow 30 to 45 days for approval. As of September 30th, according to our records, a total of 29 applications have been submitted for 2003 including 2 disapprovals and 2 pending. It's important to note that as reflected in the documents the initial members of the Architectural Control Committee shall be selected by the Declarant, but not longer than 12 years. After which, the Board will appoint 3 members to the Architectural Control Committee to serve for a term, the duration of which shall be determined by the Board of Directors.

Best wishes as you enjoy this beautiful autumn weather and thanks to all of you who contribute your time to make Summers Landing the wonderful community that it is.

Welcome New Neighbors!!! Hello to all the new residents of Summers Landing! We hope you all are enjoying your new home and neighborhood - Summers Landing is a beautiful place to live! The new families we would like to greet include Joseph & Gina Vitale, Lawrence & Katherine Letellier, Todd & Ann Mayberry, Brian & Mari Beth Dwyer, Gregory Watson, Tony & Jennifer Fiore, Jeffery & Kelli Slunt, Scott & Christine Herzog, David & Samantha Franz, James & Anne Koch, Kenneth Fortune, Wayne & Linda Colton and David & June Mackenzie.

S.L. HOA Balance Sheet

as of 09/30/03

Assets:

Cash Checking - Operating	\$ 13,887.40
Cash Savings - Reserves	24,108.00
Assessments Receivable	569.99
Legal Fees Receivable	157.69
Misc. Owner Receivables	8.37
Owner Admin. Fees Receiv.	275.44
Total Assets	\$ 38,990.15



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HOA MEETING - Nov. 20th - Ukrops - 7pm

HURRICANE ISABEL COMMUNITY CLEAN UP

It's great to live in a community like ours where so many of the neighbors have been helping each other since the hurricane! There has been a tremendous effort to help those that were hit the hardest. We've seen neighbors helping others with everything from getting trees off houses and out of driveways to clearing and hauling the remaining debris. The hurricane may have broken some of our beautiful woodlands but it has really brought out the best in a lot of folks!

On October 3rd and 4th, the sound of chain saws and debris cleaning and hauling continued to be heard loud and clear throughout the community in response to the "HELP YOUR NEIGHBOR" flier that was distributed. Even with the short notice that was provided, there was a good turnout of neighbors that were ready and willing to help continue the clean-up effort. There was lots of good fellowship shared by all. Later that evening, there was also a sharing of liniment and libations to soothe aching muscles.

One crew tackled the two big oak trees that were down in the common area at the Catharpin entrance on Friday and again on Saturday. Although not all of the work is done, their work has made a difference in the appearance as you come into the community. Over the next few weekends, the rest of the tree trunks will be removed and a final clean-up done. The work by these volunteers saved the community the cost of having a contractor do the work. One contractor had provided an estimate of \$900 to do the clean-up and removal!

The other crews with their trucks, trailers and a healthy dose of manual labor dispersed throughout the community. By the end of the day on Saturday, more than forty loads of debris had been taken to the recycling center. Also, about two cords of hardwood had been cut and stacked in the Common Area for use by those people who have wood-burning fireplaces.

A significant effort was made to help all parts of the community and to help everyone to the extent that we could. The overall goal was to get all of the debris removed and hauled. Unfortunately, some of the piles were just too big and time, aching bodies and other commitments took over before everything could be completed.

To everyone that helped, the community owes a healthy round of "THANKS." Some of the volunteers were:

Bill & Tim Bates

Bill Church

Dan, Blake & Ryan Demarchis

Vic Grant

Jim Kuykendall

Scott Sherrill

Greg & Karen Watson

Richard Carbaugh

Neil Corry

Tony Fiore

Neil Hornung

Shane Manfre

Jesse & Evelyn Story

In addition, there were homeowners who "lent a hand" when their debris was being loaded and there were probably others whose names may have been missed. If you were a part of the effort and we failed to get your name, we thank you sincerely and we'll try to recognize you in the next Newsletter.