



## **The Latest News for Summers Landing Residents**

### **SL President Resigns His Position**

Mr. Jesse Story submitted his resignation from the Summers Landing Homeowners Association Board of Directors at the close of the Board's September 23 meeting. Jesse said that his decision was made very reluctantly but he believed it was necessary since he would not have sufficient time to devote to Board duties over the next few months. Jesse's mother recently suffered a stroke and he will be spending increased time assisting in her care.

Jesse indicated that although he is resigning from the Board, he will continue to be active in community affairs and will provide whatever assistance he can on special projects. Jesse had previously served as the Chairman of the Common Area Committee and as Vice-president of the 2003 Board of Directors. The leadership he provided to the 2004 Board and his broad knowledge of the community's covenants, regulations and by-laws will be missed.

### **2005 Annual Meeting Scheduled**

The next Summers Landing Annual Meeting is scheduled [21 February 2005](#) at the Spotsylvania County Community Center. During next year's meeting the Homeowners will elect the Board of Directors for 2005. Anyone interested in serving should submit their names to Koger Management by 15 January 2005 along with a short bio to be distributed to the homeowners during the election process. Nominations will also be taken from the floor during the process of the annual meeting. With 202 homeowners and 100 needed for a quorum, all homeowners are highly encouraged to attend.

### **Koger Management Takes the Helm**



**Koger Management Group, Inc.**  
*Community Management Specialists*

Each of the residents of Summers Landing received a notice in the mail informing us that Koger Management Group has now "taken the helm" as our Management Agent. Koger purchased Nest Management Services, which had served as the Summers Landing management agent since the inception of the community, on August 1, 2004. Mr. Robert A. Koger, President of Koger Management Group has been in the community management business for over 28 years. His son, Jeff Koger is Vice President of Operations and will be the general manager of the Summers Landing account.

Mr. Don Hume is the Spotsylvania area manager and he will oversee day-to-day operations for the community. Koger will continue their operations from the previous Nest Management offices until a new office building is constructed. Ms. Fran Curtis who has been our Community Association Representative will continue working with the Summers Landing community until she begins her new responsibilities within the Koger Corporation. After that, our new Representative will be Ms. Lynn Brown. Ms. Lynn Brown can be reached at (540) 368-9780. The Summers Landing Board of Directors met with Jeff Koger and the staff in the Spotsylvania office to discuss the management changes and to ensure that the residents of Summers Landing will still receive the same professional services. The meeting was considered a success.

**It's confirmed, no new increases in assessments for 2005!**

## Highlight from the last several board meetings

A meeting was held on Thursday, 23 September at the Todd's Tavern Community Center from 7-10 pm. Below are the highlights from the meeting.

- Neil Corry gave a Financial Report and suggested that we needed a Fix Asset Depreciation Schedule.
- Mrs Fran Curtis gave a Management Report to include the results of the monthly inspection
  - 16 Covenant reminders mailed
  - 24 Applications submitted for home improvements
  - 22 applications approved for improvements
  - Damage done to monument at Snowy Egret
  - TASK Landscaping won the \$2000 contract for landscaping
  - Resale update given
  - Several political signs located on property
  - Koger management acquired control of Nest management on 1 August 2002
- Neil Corry contacted the local electric company and negotiated the placement of additional new light post within the community. Affected homeowners contacted
- Jesse Story reports that Bob Mitchell has the Summers Landing website up and running. Information such as covenants, by-laws and meeting are all posted. Look for more updates in the future.
- Jesse Story reports that The Virginia Association Property Act has new rules regarding homeowners associations. More later.
- Jesse Story makes a recommendation to have separate contracts for the front entrance. (Lawn care, mowing and maintenance like fertilizing)
- Richard Carbaugh introduces the representatives from Fox Glove Gardens who laid out a very formal proposal for the beautification of the front entrance to Summers Landing. (Entire proposal submitted at a value of 60k to include a 2<sup>nd</sup> front monument with a lifetime warranty)
- Neil Corry submitted a formal proposal from Meadows Farms for the beautification of the front entrance to Summers Landing. (Proposal submitted a value at 20k without the front monument –with a 100% guarantee for the first year of all flowers and plants)

- Decision was deferred until 7 November for further investigation and consideration.
- Jesse Story informed the Board that the front entrance sprinklers contract has expired. Two names (companies) were given to Fran Curtis who will contact them and request bids to maintain the system.
- Mrs Jean Michaelson briefed the board on the National Neighborhood watch program for Summers Landing. Will call for volunteers to participate.
- Jesse Story proposed a face-to-face meeting with Koger management to review the 2005 contract format and language and to get a feel for their fee schedule. Fran Curtis was tasked with setting up the meeting.
- Neil Corry proposed the, copying, scanning and storage of all past financial records to alleviate the fee from Koger management for the same service.
- Neil Corry presented a very thorough report on the future investments of the Summers Landing's Assets. He recommended setting aside a small portion of our current funds for future repairs and maintenance to offset the rising cost of maintaining the community's repairs. Jim Kuykendall recommended setting aside 5k of the 20k currently in the account. Motion approved.
- Neil Corry also suggested that we take our assets and deposit them into 4 different accounts to increase our earning for the year. Neil will review the CD deposit of several local banks to determine which one offers the highest dividends. Motion approved.
- Jesse Story recommended that an ACC populated by Homeowners to replace the Developers ACC now that the Development Corporation no longer retains title to any of the lots in the subdivision. He also recommends that we ask John Rayl to remain as part of the ACC to specifically handle new construction in order to ensure continuity of new construction with existing homes.

A meeting was held on Wednesday, 3 November at the home of Neil and Marcia Corry 7-10 pm. Below are the highlights from the meeting.

- Lynn Brown gave the monthly violations report.
- Neil Corry recommended that the Board of Directors act as the ACC Board (along with John Rayl) until the next Annual Board Meeting. Motion carried.

- Lynn Brown presented the board with Friendly Reminder Violations Cards for first time offenses, which will be placed at the homeowner's door. Decision deferred until next meeting.
- Neil Corry briefed the 2005 budget Motion carried.
- Neil Corry briefed the board on the the new lamppost in Summers Land will be notified of these locations p approval.
- Neil Corry and Richard Carbaugh both briefed their proposals for the front entrance-landscaping contract submitted by Meadows Farm and Fox Glove. The current contract ends December 2004. Lynn Brown will research a third landscaping company before the final decision is made.

## The New Summers Landing Web Page

The New Summers Landing web page is up and running! See our website at <http://www.summerslanding.org>. You can access information like directions to the community, pictures of the community, bylaws and covenants and much more. The webpage will be the one location to keep up with all the latest information concerning Summers Landing. Look for more updates to Summers Landing webpage as time progresses.

## Fundraising Dinner & Silent Auction

A committee is being established to investigate the idea of hosting a Summers Landing Fundraising Dinner. Thousands of dollars are needed to fund things like a 2<sup>nd</sup> monument at the entrance of Summers Landing, along with more seasonal flowers and much more. A manicure and well-kept entrance will not only add beauty to our entrance but also increases the value of our homes. In addition the dinner will also give the homeowners an opportunity to meet their neighbors and friends in a warm and cozy atmosphere while raising funds for the community. The committee will look into the logistics of hosting a dinner and will look for support in areas like decorating, tickets sales and auction items. For more detail contact Bill Jones at 548-1203 email: [joneswe5@yahoo.com](mailto:joneswe5@yahoo.com) or Marcia Corry at (phone number) email: [nlc45@adelphia.net](mailto:nlc45@adelphia.net).

## School Information



Wilderness Elementary School



- 19 November 2004 Family Movie Night 7pm. We will be showing the movie "Brother Bear". Admission is free. Free popcorn.
- Chick Fil-A "Spirit Night" 18 November 2004 & 9 December 2004 from 5:00 - 8:00 pm.
- Fall Break Scheduled 24-26 November 2004
- 7 December 2004 First Grade Holiday Performance.
- 14 December 2004 Parent Conference Night and PTA Meeting at 6:30 pm.

## NiRiver Middle School

- 17 November 2004 7<sup>th</sup>/8<sup>th</sup> Grade School Dance.
- 9 December 2004 Interim Report Cards due.
- 16 December 2004 Parent – Teacher Conference.
- Art supplies needed: Yarn, old crayons, old candles, paper towel tubes

## Riverbend High School



- 15 December 2004 Parent teacher Conference scheduled.
- 9 December 2004 Next Interim Report cards due.
- 4 December 2004 Next SAT Testing Date.
- 11 December 2004 Next ACT Testing Date.
- 18 June 2005 at 1pm Senior Graduation Date.

## Insulating Your Windows

If you've got drafty windows, one option is to place shrink-wrap film over the window opening to reduce the energy loss.

- Locate the draft by using a lighter and a hair dryer. Have a partner stand outside and blow a hair dryer toward the window. Light a butane lighter, and move the flame around the corners of the window. If the flame begins to flicker, you've got a draft.
- Begin shrink-wrap installation by applying double-stick tape all the way around the window. Peel off the backing to expose the adhesive.
- Attach the film to the tape, stretching it all around the window opening. Be sure the film sticks firmly to the tape; otherwise it might pull loose when you begin heating it.
- Use a hair dryer to heat the film. Keep the hair dryer moving so you don't overheat any particular area. As the film gets warmer, it will tighten up until the wrinkles disappear. Trim any excess film with a utility knife.
- Another way to minimize drafts is by insulating the electrical outlets and switches on the outside walls. Turn off the power to the outlets at the circuit-breaker box, and remove the outlet covers. Insert a foam insulating plate, and replace the cover.
- Another source of drafts is the gap between the window molding and the siding on the house. Use silicone caulk (clear or paintable) to seal the gap.
- Important - Use freeze caps to protect outside
- Spigots in the winter months. Some models are affixed semi permanently to the house.

## Installing Weatherstripping

Reduce your energy loss and perhaps your heating bill by installing weatherstripping on all exterior doors.

Materials: Weatherstripping, Measuring Tape, Tin Snips, Safety Glasses, Finish Nails, Sill Seal and Door Sweep

1. Measure the length of your doorstop from the threshold to the top of the doorstop.
2. Use tin snips to cut a piece of weatherstripping to size. For best results, use rubber weatherstripping with an aluminum backing. Always wear safety glasses when cutting metal.
3. Close the door, and place the weatherstripping snug against the door. Don't press it tightly; just hold it in a position where it will make a good seal. Open the door, and secure the weatherstripping to the doorstop with finish nails. Install the top piece in the same manner.
4. Install a sill seal on the bottom of the exterior side of the door. The sill seal will fit snugly against the threshold to reduce drafts. You can also minimize drafts by installing a door sweep on the interior side of the door.

### Types and Description

**Spring Metal** – Folded strips of aluminum, brass, steel or bronze.

**V-Strip** – Flexible vinyl with adhesive backing.

**Interlocking Metal** – Consists of two metal strips that interlock when affixed to the frame and joint edges.

**Foam Strip** – Reinforced with wood or metal backing. Applied with adhesive backing or nails.

**Rope Caulk** – Rope caulk is 1/4" to 1/2" thick and comes in a roll. It is usually pushed into gaps/cracks with fingers or a putty knife.

**Vinyl Tubing** – Flexible tubing with slots along the back Attached with nails.

## Home Insulations

### How Does Insulation Work for You?

Heat flows naturally from a warmer to a cooler space. In the winter, this heat flow moves directly from all heated living spaces to adjacent unheated attics, garages, and basements, or to the outdoors; or indirectly through interior ceilings, walls, and floors-- wherever there is a difference in temperature.

During the cooling season, heat flows from outdoors to the house interior. To maintain comfort, the heat lost in winter must be replaced by your heating system and the heat gained in summer must be removed by your air conditioner. Insulating ceilings, walls, and floors decreases this heat flow by providing an effective resistance to the flow of heat.

*The effectiveness of an insulated wall or ceiling also depends on how and where the insulation is installed.* For example, insulation, which is compressed, will not give you its full rated R-value. Also, the overall R-value of a wall or ceiling will be somewhat different from the R-value of the insulation itself because some heat flows around the insulation through the studs and joists.



Locations for good insulation

## Lawn Care



The most important thing you can do for a lawn is to provide it with proper nutrition. A well-fed, healthy lawn has a better root system to combat heat, cold, drought, and other stresses. A quality, granular, controlled-release fertilizer, such as Scotts fertilizers, allows grass plants to grow evenly, without starvation periods or heavy growth spurts. Controlled, even growth also minimizes grass clippings.

**Early fall (September to October)** — With cool nights, rainfall and morning dew, this is a great time to supply the lawn with the nutrients it needs to recover from and repair summer damage. An early fall feeding is one of the most important of the year.

**Late fall/early winter (November to December)** — A final feeding before the nasty winter months will strengthen roots and increase nitrogen stores for an early spring green up. At this time of year, roots remain active for just a couple of weeks when the top growth stops — the energy reserves are stored for the following spring.

The specific time of day you fertilize your lawn depends on weather conditions, and some fertilizers shouldn't be applied if rain is in the forecast for 24 hours. You should always read the directions on the back of the bag carefully before applying any fertilizer.

### From the Harris Family:

*"We would like to thank all the neighbors who stopped by to either check in on us or offer their help in cleaning up the debris from the storm that hit our neighborhood in early May. It gives us great comfort knowing that we live in such a kind and helpful community. We'd especially like to - thank John von Harders, Glenn Hollowell and their families for all their help as well."*

Sincerely, Jim & Pam Harris