



## The Latest News for Summers Landing Residents

### New Email Address for SL-BOD

Some residents of Summers Landing have expressed an interest in contacting the Summers Landing Board of Directors SL-BOD through email. So the Board has established a new email address for your convenience. You can either contact one of the Directors directly or use the group e-mail account to send a message simultaneously to all five Directors. Each new email address will send an email directly to their personal e-mail account. The new email addresses are as follows:

#### 2005 Summers Landing Board of Directors

All five Board of Directors  
[Board@SummersLanding.org](mailto:Board@SummersLanding.org)

President

**Jim Hannigan**  
[President@SummersLanding.org](mailto:President@SummersLanding.org)

Vice President

**Bill Powers**  
[VicePresident@SummersLanding.org](mailto:VicePresident@SummersLanding.org)

Director-at-Large

**Jesse Story**  
[DirectorAtLarge@SummersLanding.org](mailto:DirectorAtLarge@SummersLanding.org)

Treasurer

**Neil Cory**  
[Treasurer@SummersLanding.org](mailto:Treasurer@SummersLanding.org)

Secretary

**Bill Jones**  
[Secretary@SummersLanding.org](mailto:Secretary@SummersLanding.org)

### New SL-ACC Committee Established



The Board of Directors of Summers Landing has established an Architecture Control Committee (ACC) for the beautification and maintenance of the Summers Landing Community. The members of the new ACC committee members are Mike Marks, Paul Whitehurst, Ken Lloyd, John Rayl and Wanda Jones. Their role in the committee is to ensure that the community maintains the natural beauty and pleasant atmosphere that we all enjoy. They will oversee task such as:

- Approving Architectural Review Applications
- Ensuring Lot Maintenance
- Entrances and Common Area Landscaping

### Koger's Korner



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

Koger Management has selected a new Community manager for Summers Landing. Her name is Nancy Curtas and she will replace Lynn Brown. Nancy Curtas was a former Nest Management employee & has been with the company for six years. Nancy has her M-100 status through the Community Association Institute & has worked in all aspects of association management. Nancy is looking forward to working with & serving the community & can be reached at: [ncurtas@kogermanagement.com](mailto:ncurtas@kogermanagement.com) (540) 368-9780.

## New County Ordinance Concerning Dogs

### ORDINANCE NO. 13-1

On May 10, 2005, the Board of Supervisors for Spotsylvania county Virginia amended Chapter 13 of the Code of the County of Spotsylvania concerning neighborhood dogs. The Board amended the chapter entitled "Nuisances" and added section 13-6 to Article I. The article reads as follows:

#### **Sec. 13-6. Dogs constituting public nuisance.**

(a) No owner or custodian shall fail to exercise proper care and control of his or her dog to prevent it from becoming a public nuisance. Acts deemed nuisances shall include but are not limited to the following:

- (1) Chasing vehicles;
- (2) Trespassing upon other's property in such a manner as to damage property;
- (3) Attacking livestock or other domestic, companion, or exotic animals so as to cause injury or death, unless such livestock or animal is trespassing upon the property on which the dog or dogs are kept;
- (4) Habitually running at large; or
- (5) Three (3) or more convictions for running at large within two (2) years.

(b) Any person owning or having in his or her possession or under his or her control any dog suspected of constituting a nuisance shall be proceeded against by warrant or summoned before the general district court of the County to show cause why such dog should not be confined, euthanized, removed or the nuisance otherwise abated.

(c) The animal control officer, owner or custodian shall confine the animal until such time as the court has made a final decision in the case. If the animal control officer deems confinement necessary then the owner or custodian shall be responsible for the impound fees.

(d) Upon proof that such dog does constitute a public nuisance, the dog shall, by order of the general district court be confined, euthanized, removed or the nuisance shall be otherwise abated, as the court shall order. No person shall fail to comply with such an order.

## Unwanted Solicitors



In lieu of the current tragedy in Louisiana, Mississippi and Alabama the FBI has warned Americans of the more than 4000 websites in which 60 percent were bogus.

Recently the Board of Directors have been informed about a young man about 20 yrs old who came to the Summers Landing community selling books of some kind. He claimed he lived in the neighborhood and the sales were to support St. Jude's Hospital and/or Walter Reed Army Hospital. In lieu of purchasing books, he was also soliciting donations. His company was called Ultimate Power Sales, Inc., and when it was investigated on the Internet it was discovered that the company was some sort of scam, which dropped off young boys throughout surrounding neighborhoods to solicit sales/funds. It was also noted that the Better Business Bureau dropped them from their list due to several complaints from local homeowners.

## Summers Landing Web Page

The Summers Landing Webpage, [www.summerslanding.org](http://www.summerslanding.org), is being updated in a number of areas. We started the webpage in 2003 and posted the information that we thought was important to the community. Some of the information such as the Covenants, Bylaws, and other information is current and up-to-date. However, other areas are being revised to be more current. We invite you to visit the webpage from time to time as it is being updated. The webpage was established primarily for your use and we invite your suggestions for future improvement. Our Webmaster (Bob Mitchell) has volunteered his time to keep the webpage more current and useful. Our goal is to make the webpage be the one location to keep up with all the latest information concerning Summers Landing and your suggestions will help it meet our goal. So give us your feedback to the Webmaster or to the Board at either [Webmaster@Summerslanding.org](mailto:Webmaster@Summerslanding.org), or [Board@Summerslanding.org](mailto:Board@Summerslanding.org)

## Minutes From August 2005 Board Mtg

The Board of Directors held its second quarterly meeting on August 3, 2005 at the Todds Tavern Community Center. Directors Hannigan, Corry, Powers and Story and Lynn Brown, representing the Koger Management Group attended the quarterly meeting.

Approximately 22 homeowners attended the meeting.

After it was determined that a quorum of the Directors was present, President Hannigan called the meeting to order at 7:10 pm. The following items were discussed and actions taken:

- The minutes from the April 19 BOD Meeting were approved.
- Lynn Brown provided a Management Agent's Report. The Financial Report for the Community is being developed and will be mailed to the BOD in the near future.
- Jim Hannigan provided a follow-up on the dog issue in the Community. In general, County rules and regulations do not apply to dogs that remain on the owner's property. President Hannigan suggested that property owners should contact Spotsylvania Animal Control if there are dogs on their property or that are roaming the neighborhood.
- Draft Policy Rules and Regulations No. 2005-01, Lot Maintenance, was discussed at length. A motion to accept the Policy Rules and Regulations as written was made by Director Story and seconded by Director Corry. The motion received unanimous approval.
- Director Corry discussed the revised proposal for additional landscaping at the Catharpin Road entrance. A motion was made by Director Corry to accept the \$9,313.46 bid from Meadows Farms. The motion was seconded by President Hannigan and was unanimously approved by the BOD.

- Director Story provided an update on the Summers Landing webpage ([www.summerslanding.org](http://www.summerslanding.org)). The webpage is out of date and needs significant updates.
- Director Story updated the BOD on the responses for volunteers for the Neighborhood Watch and the Common Area Committees. Five homeowners volunteered for the Neighborhood Watch Committee, one for the Common Area Committee and one for other future committees. Due to the limited response from the Community, the BOD proposed no further action on these Committees.
- A homeowner brought up a concern with inflatable swimming pools. The Covenants prohibit aboveground pools but does not address temporary pools such as the large inflatable pools. The BOD agreed it would discuss this matter at some future date.
- A motion was made by President Hannigan and seconded by Director Corry to authorize up to \$300 for a property line survey of the Common Area. The motion passed unanimously.
- A motion was made by President Hannigan and seconded by Director Corry to authorize up to \$500 to repair the Madison Cove monument. The motion passed unanimously.
- The BOD continued in executive session to address personnel and contract issues.
- The meeting was adjourned at 9:45 pm

## Annual Summers Landing Homeowners Mtg

The Annual Summers Landing Homeowners Meeting for 2006 is scheduled Tuesday, 24 January 2006 (**tentatively**) at the Wilderness Elementary School cafeteria. Anyone interested in running for office for the Board of Directors should contact Koger Management and submit a resume.

## Minutes From October 2005 Board Mtg

The Board of Directors held its fourth quarterly meeting on October 11, 2005 at the home of Jim Hannigan, President of the Summers Landing Board of Directors. Directors Hannigan, Corry, Jones and Nancy Curtas, representing the Koger Management Group attended the quarterly meeting.

Approximately 6 homeowners attended the meeting

After it was determined that a quorum of the Directors was present, President Hannigan called the meeting to order at 7:11 pm. The following items were discussed and actions taken:

- The minutes from the last board meeting were approved. A motion to accept the minutes as written was made by Director Jones and seconded by President Hannigan. The motion received unanimous approval.
- Nancy Curtas the new property manager for Koger Management introduced herself to those present and presented the board with a monthly report of the community.
- The board agreed to a two week "amnesty period" for those individuals that have previously been notified of a violation and still failed to correct.
- Nancy Curtas discussed the problems of the past Architectural Review Applications approval process, which did not include the management company. And presented to the Board with a list of monthly complaints form the homeowners.
- A homeowner raises the issue concerning ATVs and loud 2cc motor vehicles in the community.
- Due to the recent vandalism in the community President Hannigan briefs the board on the issues surrounding the Neighborhood Watch Program. The program has not been established here in Summers Landing due to lack of homeowner participation. Director Corry points out that the program requires 30-50 people.

- Director Corry discusses the status of the front landscaping, which has been postponed due to recent inclement weather. The flags at the front entrance are Meadows Farm proposed location for a new sprinkler system. New lamppost lights are in place and due to be turned on soon.
- Director Corry presented the rules and regulations for the members of the ACC Committee. The board discusses how long members of the ACC committee should serve while assigned. A motion to accept the new ACC Committee as written was made by Director Jones and seconded by Director Corry. The motion received unanimous approval and President Hannigan signed the official letter.
- President Hannigan briefs the board on the status of the two proposals for a fence in the Common Area. A motion to accept the bid from J&J Fence Company for \$3544.00 was made by Director Jones and seconded by Director Corry. The motion received unanimous approval.
- Director Corry briefs the board on the Summers Landing 2006 budget proposal. Director Corry briefs that the homeowners association dues will not increase in 2006. A motion to accept the new 2006 budget was made by Director Jones and seconded by Director Corry. The motion received unanimous approval.
- President Hannigan discusses the issue of how to prevent cars from parking on the grass at the front entrance.
- President Hannigan informs Nancy Curtas of our non-renewal of our contract with Koger Management after 31 December 2005. A motion to not renew our contract with Koger was made by Director Corry and seconded by Director Jones. The motion received unanimous approval.
- The meeting was adjourned at 9:22 pm.

## Asphalt Driveway Sealing

Sealcoating your asphalt driveway or parking lot every 2-4 years. An important part of maintaining elasticity in all bituminous products.



Never seal new asphalt until it has cured for 90 days. (3 months)

It is also the best time to take care of any cracks or holes that need to be filled to prevent water from getting into your base /

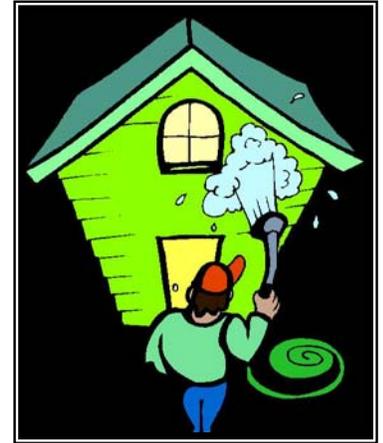
foundation. Elements such as the sun and the rain will wear and dry asphalt along with aging. Even if the asphalt were in a garage, never exposed to these elements, it would still lighten and dry out with time. Sealers help prevent damage from oil, gas & transmission spills. For these reasons alone, sealing is of great value to the longevity of all asphalt products, not to mention crack prevention! Sealcoat should be applied as soon as your new driveway or asphalt product has cured to prevent oil stains and oil damage. **Sealcoating every 2-4 years will help defend against the elements. And by filling all the cracks your driveway will look fully restored.**

The sun is another factor, which makes sealing of value. The sun dries asphalt and causes it to fade. Unsealed asphalt after 2-3 years will start to turn white or gray, which is a sign of drying. Ever notice how some roads & highways almost look like concrete after a few years of wear? It tells you that the asphalt is dry, to counter attack the drying process sealcoat. This will rejuvenate the oil that asphalt is made of.

Rain is another significant wearing element that your asphalt product has to tolerate. The Grand Canyon was cut out by what element? Water. If water can rut the Grand Canyon then water also can cause your driveway to wear out. Again, all the elements that can cause harm to your driveway or parking lot, do take its toll and eventually surface cracks appear. **Sealcoating your asphalt product will help ward off the elements and extend longevity.** Sealing is like putting a wax coating on your car or furniture that will protect the surface from the elements. It will add elasticity to asphalt, and restore the color, protect against oil spots and staining, and it even makes your driveway smoother by filling in the pores & cracks.

## House Pressure Washing

A pressure washer is one of the best time saving tools to come along in years. Besides cleaning the house or a building from a dust, dirt, or bird residual, pressure washing houses should also be done when you want to prepare it for new paint by removing a chalking residue from old oil or latex paint.



Here are some suggestions on how to pressure wash your house safely and professionally, so that it will look just like new and/or you will be able to prepare the surface for a new paint.

1. Pressure washing will work on wood, granite, asphalt, bricks and aluminum.
2. Please, use caution when using a ladder in order to pressure wash high points since the recoil from the pressure can knock you off balance..
3. Before you pressure wash black spots and clean top corners, identify whether you are dealing with fungus or just extremely dirty areas.
4. Make sure you also wash the gutters and the siding area, cleaning dust on walls. Be extremely cautious around windows and outside lights because they can break in seconds.
5. If you are pressure washing a wood surface, do not hold the spray gun directed at one point for extended periods..
6. Remember to close all the windows! When spraying around windows, please hold the wand at an angle so that it does not reach joints, gaps or the glass.
7. Do not forget to remove all shutters and wash the area underneath, since most of the time it is the place where you will find spider and wasp nests.

## School Information



### Student Drop Off and Pick up Procedures

For parents who are to use the front entrance to drop off their children. Please have your child exit the vehicle on the curbside (*right side of car*). After the child is safely on the sidewalk, you may exit the circle. Parents picking up children on a permanent basis must complete a **Parent Pick-up form**. Parents should wait in the gym for their children. When they are dismissed, parents will be asked to sign their child out before leaving. Please do not ask the teacher to dismiss your child to you from class. All students must be dismissed from the office or the gymnasium.



- **Boys Basketball** (begins Nov 4)
- **Wrestling** (begins Nov 4)
- Seventh Annual Pet Drive will be held December 2005. Proceeds go to the SPCA
- Hoops for Heart will be in February 2006.
- Jump for Heart will be in February 2006.



### SAT Test Dates

<u>Test date</u>	<u>Regular</u>	<u>Late Registration Dates</u>
Nov. 5, 2005	Sept. 30, 2005	Oct. 12, 2005
Dec. 3, 2005	Oct. 28, 2005	Nov. 9, 2005
Jan. 28, 2005	Dec. 22, 2005	Jan. 4, 2006
Apr. 1, 2006	Feb. 24, 2006	Mar. 8, 2006
May 6, 2005	Apr. 3, 2006	Apr. 12, 2006
Jun. 3, 2006	Apr. 28, 2006	May 10, 2006

## A Friendly Reminder



With summertime waning, the Board has been advised of some violations of the covenants insofar as trailers and other vehicles are concerned. We are well aware that these vehicles are in use in the summer and it is sometimes more convenient to park them in your driveways rather than to store them properly. However, we remind you that the covenants state under Article V, Lot Maintenance, Section 8, Parking and Vehicles as follows:

*No boats, boat trailers, personal watercraft, campers, recreational vehicles, utility trailers, commercial vehicles and/or oversized vehicles may be stored and/or maintained on a Lot unless they are stored inside a garage or, with the approval of the Architectural Control Committee, are screened and are not visible from any public street on the Property. No disabled vehicles shall be parked or maintained on the Property at any time unless within a fully enclosed garage. No equipment or construction vehicles shall be parked on the Property, provided, however, that commercial vehicles may remain temporarily on the Property in order to furnish necessary services to an Owner. All vehicles parked on the Property must have current state inspections and state licenses at all times, unless being maintained within the garage.*

Also, we are entertaining more and in some cases, the entertainment can become loud and/or go later than intended and become an irritant to your neighbors. The Covenants state under Section 9, Use of Lots, that:

*No obnoxious or offensive activity shall be carried on or allowed upon any portion of the Property nor shall anything be done thereon that may be or become a nuisance or any annoyance.*

These are just “friendly reminders” that the Covenants are here for all of us and help keep our community harmonious and beautiful. So if you have a boat, trailer, etc. in your driveway or elsewhere on your lot that is not adequately screened, or if you’re having a party that may be too loud, be considerate of everyone in the community and abide by **our** Covenants.

**SUMMERS LANDING HOMEOWNERS ASSOCIATION, INC.  
Policy Rules and Regulations No. 2005-01**

**Procedural Rule and Regulation to Clarify  
Article V, Lot Maintenance, of the Declaration**

**Whereas:** Article VI, Section 1, of the Bylaws of Summers Landing Homeowners' Association, Inc. provides that the Board of Directors has the power to adopt Rules and Regulations clarifying the Declaration, and the power to adopt procedural Rules and Regulations to implement the Declaration, so long as such Rules and Regulations do not conflict with the Declaration; and,

**Whereas:** The Board of Directors has been requested by the residents to adopt a clarification to better define Article V, Lot Maintenance, Section 5, Upkeep, of the Declaration; and,

**Whereas:** Article V, Lot Maintenance, Section 5, Upkeep of the Declaration requires that "Owners of Lots shall keep their Lots free of weeds, undergrowth, garbage, trash, debris and litter"; and,

**Whereas:** The aesthetic qualities of the Summers Landing Community is based in part on the natural, unimproved wooded areas as well as improved wooded areas, each of which may naturally accumulate fallen tree trunks, limbs and/or branches and other natural materials.

**Now, Therefore be it Resolved** that the Board of Directors adopts the following Policy Rule and Regulation as a procedural clarification of Article V, Section 5 of the Declaration:

1. "Debris" as used in the aforementioned section of the Declaration shall be defined as any fallen trees, limbs, branches or other natural or man-made material stacked, piled or accumulated on the lot in view from any public street on the Property, when trees are in leaf, in such a manner as to detract from the visual attractiveness of the Lot.
2. In lawns or other grassed areas that are regularly mowed and maintained by the Lot owner, any accumulation of debris shall be removed on a regular basis.
3. In wooded areas where the undergrowth and/or brush has been removed so as to provide an improved area, whether mulched or not mulched, any accumulation of debris that lessens the aesthetic quality of the area shall be removed on a regular basis.
4. In wooded areas that have remained in their natural state, any accumulation of limbs, branches, or other natural materials that is not attributable to an action by the Lot owner; and that is not in general view from any public street on the Property when the trees are in leaf, is considered to be a part of the natural aging process of a wooded area and need not be removed.
5. Notwithstanding item 4 above, in wooded areas where the Lot owner has piled or accumulated limbs, branches or other natural or man-made materials in a concentrated area in a manner that is considered to be unnatural and unattractive and that is in view from any public street on the Property shall be removed. An exception may be made for neatly stacked, cut and split wood that is to be used in a wood-burning fireplace or other apparatus, provided that the woodpile cannot be seen from any public street on the Property.
6. In wooded areas that have remained in their natural state, any accumulation of debris and/or accumulations of dirt or "root-balls" from trees that have been felled by windstorms, ice storms, hurricanes or other acts of nature shall be removed in a reasonably timely manner. The Board of Directors will review affected Lots on a case-by-case basis and make a determination concerning whether the debris is being removed in a reasonably timely manner.
7. In the event the Board of Directors receives a formal complaint or other written correspondence from a member alleging that there is an accumulation of debris on any Lot that is objectionable and not in keeping with the qualities of the Community, the Board shall evaluate the complaint. After a review of the complaint, the Board of Directors will make a determination concerning whether the accumulated materials shall be removed or may remain in place.
8. Notwithstanding any of the above, the Board of Directors reserves the right to review any Lot within the Property and make a determination, at its sole discretion, concerning whether or not any accumulation of natural or man-made materials are aesthetically objectionable and shall be removed.
9. The Board reserves the power to assign all of its powers and responsibilities herein to a special committee of its choice. If the Board delegates such responsibilities to a special committee, a member who receives an unfavorable decision from that special committee, may appeal the decision to the Board.

The effective date of this Policy shall be: August 3, 2005

I hereby certify that this Policy was duly adopted by the Board of Directors on  
August 3, 2005.

**BOARD OF DIRECTORS  
SUMMERS LANDING HOMEOWNERS  
ASSOCIATION, INC.**

By: /S/ James Hannigan  
President