



The Latest News for Summers Landing Residents

Email Addresses for SL-BOD

2006 SL Board of Directors

All 7 Board of Directs - Board@SummersLanding.org

President - Jim Hannigan (JGHannigan@aol.com)

Vice President - Mel Weinstein (m.n.weinstein@att.net)

Treasurer - Neil Corry (Nlc45@adelphia.net)

Secretary - Karen Watson (MyTazBird@aol.com)

Directors-at-Large:

Jeane Reaves (Jreaves@adelphia.net)

Bill Jones (Joneswe5@yahoo.com)

Bill Powers (Bison1947@aol.com)

Don't forget the next Quarterly Meeting to be held on Nov. 1, 2006 at 7 pm at Ni River MS. See you all there!

ATTENTION: All Dog Walkers

If you take strolls through our great neighborhood with your dogs, Please be considerate of other peoples properties and bring a Bag & Paper Towel/Scooper to clean up any mess they may make. Thank You.

SL HOA Annual Meeting

With another year coming to a close, we will be having our next Annual Meeting in January to elect a new Board. Time and Date have not been set yet. There are seven Board positions to be filled. If anyone is interested in running, please submit a brief personal resume to: Nest Management Services, PO Box 2440 Spotsylvania, VA.

PLEASE...KEEP OFF!!!

Work on the shoulder areas at the front entrance is almost completed, but it is now the responsibility of every homeowner and other drivers to stay off the area to allow the area to settle and harden and the grass to grow. The sprinkler system will be on daily so the ground will be wet and mushy. **Please, stay off the shoulder areas.** We want to have a well-maintained front entrance and can only do this with your help. Thanks.

Warning: Vehicles are not to be parked at the front entrance. The police will be called if this occurs.

Newsletter Changes

You will no longer have to search for that lost Newsletter. The Board has decided that, in an effort to curb expenses, this will be the LAST hard copy of our Newsletter to be mailed to the association members. Future editions will be posted on the Summers Landing Website (www.SummersLanding.org). Those of you who have provided us your E-Mail Addresses, we will send an electronic copy, if requested.

Minutes From last Quarterly Board Mtg

The meeting was held on August 9, 2006 at the Chancellor Community Center and was called to order by Jim Hannigan at 7:08 pm. The Minutes of the April 11th meeting were approved as submitted. The Major items discussed and acted upon by the Board were:

- 1) Advised the members of negotiations with Nest Management Services to take over the day-to-day management of the association. The Board then approved the termination of our self-management and the hiring of NMS to be effective September 1, 2006.
- 2) Brought the members up to date on our efforts to have additional STOP signs installed in the community. VDOT has requested that we follow their Traffic Calming Program which is a three-step program. This will delay the STOP signs being installed until sometime in 2007.
- 3) Informed the members that a full Financial Audit of the Association finances had been performed and that no significant discrepancies were found.
- 4) Reported that they were pursuing Covenant Violations and that for the most part those individuals sited were responding favorably. We will continue to issue notices and take action as required.
- 5) Presented an amendment to Policy Rule and Regulation No. 2005-02 dated October 11, 2005 dealing with the establishment of the homeowner staffed ACC. The reason for the modification was to establish a working relationship between the Board and ACC similar to the working relationship between the County Planning Commission and the Board of Supervisors. After a lengthy discussion the amendment was passed by a 4 to 1 vote. (See attached amendment).

Board Acknowledgements

The Board has accepted the resignation of Joyce Lloyd as secretary. She has sold her house and moved from the community. We would like to welcome Karen Watson who has agreed to fill the vacancy of Secretary.

The Board would like to thank the following individuals for their help in planting and maintaining

the flowers at the front entrance and the two monument signs on Cinnamon Teal Drive: Steven Clausen, Marcia and Neil Corry, Jim and Sherry Hannigan, Mark Hoover, Jim Kuykendall, Duane and Mary Luetkenhaus, Jeane and David Reaves, Jesse and Evelyn Story, and Betsy Warne. Your efforts have been greatly appreciated and enjoyed by the community.

We would like to thank the many homeowners who have invested their time and money to landscape their property which enhances the beauty of the community and continues to make Summers Landing one of the more desirable areas to live.

DID YOU KNOW ?

Cars, trucks, and MTV's are not to be driven beyond the fenced area of the **Community Property**, and alcohol is not allowed on the property. Also, you are not allowed to swim in the reservoir.

The **speed limit** in the community is **25 mph**. As difficult as it is to maintain this speed, it is imperative that everyone adheres to it as there are many children walking or riding bikes along the streets. Remember there are no sidewalks and you do not want to cause the first serious injury or fatality in the community.

The Covenants only allow in-ground pools in the community- **no above ground pools**. This includes blow up pools. Playground **equipment should not be located in the front yards**. Letters will be sent and fines will be assessed if these violations occur.

Renters are bound by the same Covenants as the owners. Owners must submit their new address and telephone number, along with the renters name to Nest Management upon moving and are responsible for conveying the Covenant information to the renters as both are required to adhere to them.

If you are making any improvement to your exterior property, you must obtain approval prior to commencing work by mailing your **ACC Application** to the new management company: **Nest Management at PO Box 2442, Spotsylvania, VA 22553**.

Applications may be obtained from the web site at www.SummersLanding.org or by contacting Nest

Management at: info@nestmanagementservices.com or telephone (540) 548-8704.

Spotsylvania County Regulations

Dogs- It is a county requirement that all dogs be registered and, if not, the veterinarian must report this to the County. Dogs are not to run loose in the neighborhood. They are to be walked on a leash or kept in their own yards. They should not be left outside barking, as this is considered a nuisance as indicated in the Covenants and can be reported to the County. If your dog is a barker and you leave them out while you are not home, try using a barking collar.

Vandalism- This continues to be a problem in the community and everyone's cooperation is needed in order to prevent vandalism. The **Spotsylvania Sheriff's Department** has requested that you **report any vandalism** immediately by calling the **non-emergency number at 540- 582-7115** (unless it is an emergency and then call 911). If you find groups of kids congregating on the streets after 10 p.m. call this same number and the police will come to the area. They feel minors do not need to be on the streets at this hour. **Parents need to know where their children are at all times, especially at night.** If kids are roaming neighborhood streets at 3 a.m., then they must be up to no good. Each of us has a responsibility in helping to prevent vandalism.

Reservoir-Spotsylvania has several tiers of protection written into its reservoir protection overlay district, which restricts land uses around its water supplies. The districts extend 2000 feet from the shore; any construction must be at least 250 feet from the water, and no clearing of trees is allowed within 150 feet. Prohibited on the Ni River Reservoir are: any construction, docks, piers, floating piers or ramps, duck blinds or other platforms, hunting, fireworks, camping, and all water-contact sports, including swimming and wading. From Nov. 5th – March 3rd, no boats whatsoever are allowed on the Reservoir. For more Rules & Regulations of the Ni River Reservoir, call 540-786-2284.

Vehicles- Vehicles are not to be parked at the front entrance. The police will be called if this occurs.

Outdoor Burning-“Burning is permitted for the disposal of leaves, trees, and yard and garden trimmings. The burn site must be 300 feet from any occupied building (other than your own) and must be attended to, at all times. The State burn law says you must burn after 4 p.m. from February 15th thru April 30th.” Please remember that burning may be offensive to your neighbors and those who suffer from allergies or asthma.

Spare Timers

The Spare Timers, is a group of active retirees in the community, and it's open to community residents who are retired or semi-retired.

We participate in a variety of activities including: progressive dinners, cookouts, overnight to Strasburg and Wayside Theater, Riverside Dinner Theater, Graves Mountain, Cruise to Ingleside Plantation Winery, Cruise to Tangier Island, October Fest--- just to mention a few.

How about coming out to join the Spare Timers for a night of fun and enjoyment? It's a great way to get to know other retired friends!

The group will be at the Wayside Theater in November, a Christmas Party at the Corry's on December 2nd, and a St. Patrick's Day Party in March. Also in the planning stages is a trip to Culpepper for dinner, a night at the Riverside Dinner Theater, and a crab feast in September. Call Neil or Marcia Corry at 540-548-4625 or e-mail us at nlc45@adelphia.net if you would like additional information about the group or would like to attend a function.

Selling Your Home?

Please remember that under the Virginia Property Owners Association Act, the Seller must provide the potential Buyer with a Resale Disclosure Packet. This packet contains important information pertaining to the Association and your home/lot for sale. The packet takes up to 14 days to be prepared, so please plan ahead. Contact Nest Management at 540-538-0798 or Email:

Jennifer@nestmanagementservices.com.