



The Latest News for Summers Landing Residents

April Board of Directors' Meeting

The Summers Landing Board of Directors held an open Board meeting on the evening of April 17, 2007 at the Ni River Middle School. Board President Neil Corry presided, and began by introducing those Board members present and Jennifer Nester from Nest Management.

Homeowners' suggestions and opinions on possible approaches to landscaping the front entrance were reviewed and discussed. Homeowners were supportive of the Board's efforts to date, and wanted to continue to maintain an attractive front entrance at reasonable cost to the homeowners. The Board agreed to consider the options suggested and to keep the homeowners informed.

An ACC report was presented. As of the meeting date, ten ACC applications had been approved and one more was still under consideration. [See the ACC Report for 2007 later in this Newsletter for an updated report.]

The subject of placing rear entrance markers at the Cinnamon Teal and Avocet entrances to the community was raised. This subject has been addressed by the Board in the past, and various problems have been uncovered. The Board intends to continue investigating the possibility of entrance markers at the rear entrances.

The Board reported that it has considered a request to install a street light at the corner of Gannett Lane and Ashy Petral, and does not feel that the light is needed.

The Board approved three contracts for work in the community. A contract for lawn work was awarded to F&B Lawn Service, a contract for upkeep of the sprinkler system was awarded to Eastern Irrigation systems, and a contract for mulching the front area and planting flowers was awarded to The Mulch Company.

Minutes of the April 17, 2007 Quarterly Board Meeting can be found on the Summers Landing website at summerslanding.org.

August Board of Directors' Meeting

The Summers Landing Board of Directors held an open Board meeting on the evening of August 14, 2007 at the Chancellor Community Center. Board President Neil Corry presided, and began by introducing those Board members present and Jennifer Nester from Nest Management.

An ACC report was presented. As of the meeting date, twenty-five ACC applications had been approved for such items as sheds, fences and pools, and one more application was still under consideration.

The Board president presented the status of our traffic calming initiative. He has spoken with our representative, Hap Connors, who has agreed to help get our request through the lengthy process. Initially, three "Slow Children" signs will be placed in the community; then the community will be classified as a residency district; and finally VDOT will install stop signs in the community. The Association will have an opportunity to

suggest locations for the stop signs, but VDOT will make the final determination.

The Board is in the process of contracting for the repair of bare spots on the outbound side of the front entrance on Cinnamon Teal. Approval of a contract was tabled to allow the Board to obtain more details on the guaranty of work by two interested bidders.

The Board is in the process of writing some procedural rules and regulations to clarify two sections of the covenants. Article V Section 5, Upkeep, and Article V Section 8, Parking and Vehicles, are being addressed. The Board did not receive comments from the attorney in time to discuss and vote on the clarifications at the meeting.

Homeowners were reminded that the grace period for the screening of air conditioning units and above-ground propane tanks expires on January 1, 2008.

The Nest Management contract is up for renewal with an automatic three percent increase. The contract is for the period of September 1 – August 31. The Board does not have any reason not to renew the contract and Nest Management is willing to continue working with the Summers Landing Homeowners Association. The Board approved renewal of the Nest Management contract.

A homeowner asked whether the Association dues would be increased for the coming year. Since the budget for next year had not been completed yet, that question could not be answered at that time. However, the budget has been running in a deficit for the last four years, and this cannot continue indefinitely. If there were to be an increase, it would be limited by the covenants to five percent.

The question of placing signs at the back entrances to Summers Landing on Cinnamon Teal and Avocet was raised again. The president explained that this issue has been discussed before, but there are difficulties involved. Easements would be necessary, and the two houses at the end of Avocet are not in the

Summers Landing Association. However, the Board plans to continue to pursue the issue.

Following approval by the Board, minutes of the August 14, 2007 Quarterly Board Meeting will be posted on the Summers Landing website at summerslanding.org.

Next Quarterly Board Meeting

The next quarterly Board of Directors' meeting has been scheduled for October 30th. Please mark your calendar and plan to attend as your input is very important and always appreciated.

ACC Report for 2007

So far for 2007 the Architectural Control Committee (ACC) has reviewed 25 applications from homeowners. Twenty-four of the 25 applications have been approved, although not necessarily on the first submission. In a few cases the applications were re-submitted with appropriate adjustments and were then approved.

Homeowners are reminded that external improvements require ACC approval. This includes garages, driveways and parking areas, pools, fences, tree houses, storage sheds, and changes in exterior color schemes. Not having ACC approval for such items can cause major problems when homeowners decide to sell their homes. Homeowners who have made external improvements without ACC approval should submit an application as soon as possible and get the improvement approved. In most cases obtaining ACC approval is relatively routine. An application can be obtained from the Summers Landing website or by calling the Management Company, Nest Management, at 540-373-0795. By obtaining ACC approval now for any unapproved improvements, homeowners will save themselves a lot of trouble and possibly some costly expenses when it comes time to sell their home.

The quality of material used, the harmony of the external design with existing structures, and the location of the project with respect to topography and finished grade elevation are some of the major items that the ACC looks at when examining applications.

The ACC may deny an application on any grounds, including purely aesthetic considerations. The ACC may also suggest changes needed to gain approval.

Applications should include working architectural drawings. These need not have been professionally prepared, but need to include complete specifications and a plot plan showing the location of the residence and improvements, and any special considerations of which the ACC should be aware.

Completed applications should be sent to Summers Landing HOA, PO Box 2440, Spotsylvania VA 22553.

Boat and RV Owners

The covenants prohibit parking of boats, recreational vehicles (RVs), and other similar vehicles in view from the street. However, the Board has determined that temporary parking of a boat or RV, while loading in preparation for a trip, unloading following return from a trip, or performing maintenance, is not a violation. Therefore, to avoid receiving a letter of covenant violation, be sure to contact Nest Management by phone at (540) 373-0795 or by e-mail at Jennifer@nestmanagementservices.com before you temporarily park your boat or RV in view from the street for loading, unloading, or maintenance.

A/C Units and Propane Tank Screening

Lots which have air conditioning (A/C) units and/or above-ground propane tanks in view from the street are in violation of the Summers Landing covenants. Homeowners are reminded that the grace period for this situation expires on January 1, 2008. To comply with the covenants, these units must be screened as approved by the ACC.

In order to allow a homeowner to accomplish the required screening without ACC involvement, the ACC has suggested the use of natural vegetation to screen an A/C unit from street view. Two or three well placed evergreen bushes, such as Compacta Holly (Ilex), or any of several other varieties of Holly, would accomplish the screening and would usually contribute to the landscaping with no negative fallout. (A caution offered by the ACC is to place the bushes far enough away from the units so that the ventilation is not reduced. The outer edge of the mature Holly should be no less than 24 inches from the A/C unit to insure good ventilation of the unit.) For above-ground propane tanks, vegetation is also recommended to screen those tanks visible from the street. In this case, since the tanks are taller, two or three taller evergreens would be required.

If natural vegetation is used to screen A/C units or above-ground propane tanks from street view, the homeowner would not have to fill out an ACC application, and the ACC would not have to approve or inspect the screening.

If a different method of screening is planned, an ACC application is required. The ACC has strongly discouraged the use of a fence or any sort of wood or metal construction to screen A/C units and above-ground propane tanks.

Letters will be sent to the entire community reminding all homeowners that screening of A/C units and above-ground propane tanks must be completed by January 1, 2008.

Great Community Support

Seventeen members of the community came out on Saturday, May 19th to help clean up the Common Area. The work was completed in a little over three hours. Hopefully, residents who use the Common Area have already found it more attractive. Many thanks to: Andy & Maureen Swaney without whose tractor the job would have taken much longer, Jim Kuykendall, Ray Haddock, Mel Weinstein, Neil Corry, Jim & Sherry Hannigan, Greg & Karen Watson, John Thyen, Ray Reaves, Paul Whitehurst, Bob & Meri Spry, Dan Peterson and Duane Luetkenhaus. Please accept our apology if we have left someone's name off the list. The community really appreciates the efforts of all who participated.

Your Help is needed

Now that fall is approaching, the leaves will be turning and falling to the ground. Please remember that your neighbors would be appreciative if you would keep your drainage ditch free of leaves and other debris so that the fall and winter rains will flow freely without interference of leaves blocking the ditches and drain pipes, which could cause erosion.

Thanks For Your Hard Work

The Board would like to take this opportunity to thank all those homeowners who have invested their money and time to improve the appearance of their property. Many positive comments have been heard throughout the community as well as comments from people driving through the area. Thank you and keep up the good work.

Community Directory Published

Many thanks to Jeane and Ray Reaves for the spectacular job they did in organizing and printing the community directory. Jeane spent many weeks contacting people to verify information and then typing all the information into the computer. Ray was a great help to her in formatting the program and getting the directories printed. Your many hours devoted to the community are greatly appreciated.

Schools Open

We all need to keep in mind that schools are now open and children will be walking to and from the buses. We need to keep our speed down to 25 mph and continuously watch for children. We commend all of those drivers who are already adhering to the speed limit.

Spare Timers Group

Do you have some spare time to enjoy activities and have fun? If so, the Spare Timers group is looking for you. If you are retired and would like to join a group that enjoys many activities, call Marcia and Neil Corry at 548-4625 or e-mail them at nlc45@comcast.net. The September event will be a pot luck dinner at Mary and Duane Luetkenhaus' house. The annual Christmas Party will be held on Saturday, December 1, 2007.