



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

### **April Board of Directors Meeting**

The Summers Landing Board of Directors held an open Quarterly Board meeting on April 30, 2008.

President Neil Corry opened the meeting and introduced Hap Connors of the Spotsylvania Board of Supervisors. Mr. Connors addressed the members of our community and discussed topics that the Board of Supervisors is working on for the coming year. Mr. Connors discussed the increase in the annual budget for the County. There have been various projects that have been delayed because of a shortage of funds. With the tax increase, the funds are projected to go to education, updates to the Sheriff's office, and improvements to the courthouse area, to name a few.

Hap Connors also discussed the Comprehensive plan, which is updated every five years, and Transportation. Mr. Connors answered several questions from the members and stated that he would be willing to answer questions anytime. He can be reached by email at [hconnors@spotsylvania.va.us](mailto:hconnors@spotsylvania.va.us) or by phone at 540-548-4813.

A report was made to the members that a black bear had been spotted in the neighborhood. The authorities were called, and unless the bear is destroying property or endangering people or pets they will not do anything. Residents were advised to remove bird feeders, not to leave pet food outside, and to keep trash cans in the garage for the next three weeks. Once the bear can't find food in the neighborhood, he will move on to another area.

The President of the Board presented the status of the Association's well near the front entrance and the lack of a welcoming sign at the rear entrance.

The capacity of the Association's current 180 foot deep well is not sufficient to water all the grass on the common area at the front entrance. The Diamond Drilling Company, who drilled the first well, believes that an additional 300 feet deep well would provide sufficient capacity if used in conjunction with the current well. The cost to drill the well and to add the required pumping and electrical equipment is estimated to be approximately \$6,500.00.

Over the years some homeowners have mentioned that they feel there is a need for a rear entrance sign welcoming visitors, guests, and prospective home buyers to Summers Landing. The owners of the property at the intersection of Cinnamon Teal and Ashby were contacted, and they agreed to grant an easement for a rear entrance sign. The Board estimates that an appropriate sign would cost approximately \$6,000.00.

Since a new well might benefit residents living near the front entrance more than residents living near the rear entrance, and a rear entrance sign might benefit residents living near the rear entrance more than residents living near the front entrance, the Board had already decided to combine the projects and call for a single vote. Funds for both projects are available.

After some discussion by the homeowners, the members voted 39 to 31 not to approve the combined projects. The Board will not dig a new well nor install a rear entrance sign at this time,

but will continue to pursue securing an easement for a rear entrance sign to leave open the possibility of a sign at a future time.

The remaining meeting time was devoted to allow the homeowners present to ask questions and to present comments.

The complete minutes of the April 30, 2008 Quarterly Board meeting were approved at the August 13<sup>th</sup> 2008 Quarterly Board meeting, and are posted on the Association's official web site.

### **August Board of Directors Meeting**

The Summers Landing Board of Directors held an open Quarterly Board meeting on August 13<sup>th</sup> 2008.

President Neil Corry opened the meeting and noted the need to correct a statement in the Work Session Minutes of April 3, 2008. A comment was made that "twice a year the board and management can go on properties to perform an inspection." The correct situation is that the board or management company can go on the property under two circumstances. These two circumstances are 1) for inspection and approval of an ACC application, and 2) for exterior inspection of the property to certify compliance with the governing documents as required for the sale of a property. After some discussion, it was decided to note the correction by entering an "editor's note" in the minutes of the April 3, 2008 meeting.

Recently there has been an increase in vandalism in our community. Teenage boys have been seen wandering around very late at night and cars have been broken into and vandalized. Attempts to start a neighborhood watch program have not gotten enough interest to get anything started yet.

The President checked into several options for patrols: 1) The Sheriff's office can do patrols in eight hour shifts for \$50 an hour, but if they

receive an official call they have to leave the patrol. The Deputy Sheriff that the president worked with did not feel that this was the way to go, because in the past this has not worked well and the Sheriff's office is currently under staffed. 2) Private security companies are used in Fawn Lake and Wilderness; the cost would be less than the Sheriff's office and we could choose the hours that we would need them. They would be in uniform and in unmarked cars. 3) There is also a community patrol that is made up of community members that take a course offered by the Sheriff's office. The Sheriff's office has special cars that can be used, and the community member on patrol would call the Sheriff's office for assistance rather than to act himself. A website that lists the hotspots of crime in the county is:

<http://arcims.spotsylvania.va.us/geobladeweb/GeoBladeWeb.aspx>

Some residents will not call the Sheriff's office to report something they observe. They want the board to do it for them. The board cannot call and report an incident they did not see because they are a third party. It was emphasized again that any incident of vandalism needs to be reported to the Sheriff's office. It is important to notify the Summers Landing Board of Directors, also. The more calls and reports received by the Sheriff's office, the more patrols will be made in the community.

A sign-up sheet was passed around for those interested in participating in a neighborhood watch program.

The management company has relocated to Bowman Center. The mailing address that should be used for correspondence with the Board of Directors and with the Management Company is: Summers Landing HOA, PO Box 2440, Spotsylvania, VA 22553.

The President opened the floor to the homeowners for questions and comments. The subject of erosion in the community and what to do about it was among the topics raised by residents.

Following approval by the Board, minutes of the August 13, 2008 Quarterly Board Meeting will be posted on the Summers Landing website at [summerslanding.org](http://summerslanding.org).

### **Next Quarterly Meeting**

The next Board of Director's Quarterly Meeting is scheduled for October 15<sup>th</sup>. Please mark your calendar and plan to attend. Your input is very important to the Board and always appreciated. This will be the last Quarterly Meeting in 2008.

### **Annual Membership Meeting**

The next Annual Membership Meeting will be held in January 2009. The exact date will be announced after the October 15<sup>th</sup> Quarterly meeting. Please plan to attend this important meeting to approve the annual budget for 2009, elect the Directors for 2009, and conduct other business that may come before the members.

### **New Management Company Address**

Our Management Company, Executive Community Management, LLC., has moved from the old Courthouse Road location. Members may continue to communicate with our agent, Tiffany Brown, by phone at (540) 891-4300, by Fax at (540) 785-8136, or by e-mail at [Lbrown.ecm@verizon.net](mailto:Lbrown.ecm@verizon.net). All USPS correspondence should be addressed to Summers Landing HOA, P.O. Box 2440, Spotsylvania, VA 22553

### **Vandalism**

Every homeowner and resident needs to be actively involved in preventing vandalism. All Summers Landing residents should report to the Sheriff's office any and all acts of crime; vandalism; large gatherings of youth; suspicious

people; unusual vehicles; youthful riders of motor cycles, ATVs, or mini bikes; and any other situation or activity which you think may lead to crime or vandalism. The non-emergency phone number of the Spotsylvania County Sheriff's office is (540) 582-7115.

There has been a number of minor acts of vandalism recently in the community, and occasionally a more serious act of crime. We can all take steps to reduce the likelihood of crime by: (1) locking our house, garage, and shed doors and windows every time we retire for the day and whenever we are not in immediate control of the entrance doors, (2) keeping our car doors locked at all possible times, (3) properly maintaining all outdoor lighting and motion sensing equipment, (4) reporting every and any crime, no matter how serious or how petty, to the Sheriff's Office immediately, (5) reporting all crimes to the Summers Landing Board of Directors and Management Company after the Sheriff has been notified, (6) being aware of our surroundings and reporting suspicious and unusual people, vehicles, and situations promptly, and (7) encouraging our neighbors to report all incidents and suspicious situations as well.

The Summers Landing Homeowners Association Board of Directors requests that every resident of Summers Landing participate as suggested above. If most of us are complacent, the current situation will continue, or worsen. If we all take an active role in the affairs of our community, we can get control of vandalism.

### **Neighborhood Watch Program**

The Board of Directors is considering instituting a neighborhood watch program suggested by Deputy Sheriff Slate at our January 2008 annual meeting. Volunteers are being sought to assist in the organization of the program and to be trained to participate actively in the program. If willing to participate, residents are encouraged to contact the Summers Landing Board of Directors.

## **Rear Entrance Sign Easement**

The Board has created papers necessary to obtain an easement for a sign on the corner of Ashby and Cinnamon Teal. If ratified by the current owners of the property, the proposed easement will be executed and recorded at the County Records Court. A rear entrance sign itself has not been approved by the Association members, but the easement would allow the Homeowners Association to erect a sign if and when one is approved.

## **Walking the Dog**

Many residents of Summers Landing enjoy owning pets, especially dogs. Residents are reminded that no dog is allowed to “run at large” off the property or premises of its owner or custodian. All dogs must be under the immediate control of the owner or custodian. Dogs may be walked through the streets of Summers Landing on a leash.

It is also unlawful to knowingly or willingly allow a dog to urinate or defecate on any public property or on the property of another person without the consent of the owner of the property. However, dogs on a leash may be allowed to urinate or defecate within the curb or gutter area of a public street or roadway provided that any excrement deposited by the animal is removed immediately. Enjoy your dog, and please abide by the regulations so that others can enjoy their rights too.

## **Legal Burning**

Virginia State law permits burning for the disposal of trees, branches, leaves and yard and garden trimmings within limits. The burn site must be at least 300 feet from any occupied building (other than your own) and must be attended at all times.

Between February 15<sup>th</sup> and April 30<sup>th</sup> burning is not allowed before 4 p.m. Sufficient tools (rake and water hose, as a minimum) and responsible personnel should always be available to control the burn. Illegal burning can be reported by calling (540) 582-7100.

## **Spare Timers Corner**

The Spare Timers group is already planning a number of events for the coming year. If you are retired, or about to become so, and would like to enjoy good socializing with many of your neighbors, we would like to have you join us. To join the group or for more information call Marcia and Neil Corry at 548-4625.

## **Walking Safely**

Many residents of Summers Landing enjoy walking through the neighborhood for exercise. It soon will be cooling off, and the cool weather often brings out more walkers. Please remember to walk facing the traffic, and give a wide berth to on-coming vehicles. It is important to move off the roadway when meeting an on-coming vehicle, especially in early morning and in late afternoon when the sun may be behind you, but in the eyes of the vehicle driver. Also please remember to reign in your dog, if your pet is with you, to give passing vehicles and other walkers their space in the road.

## **Riding Illegally**

Adults as well as youth should remember that golf carts, four wheelers, dirt bikes, and riding lawnmowers may be fun to ride and provide convenient short range transportation, but they are not safe, and they are illegal on the streets in our community and all roadways in the county.