

# Summers Landing



From the Board of Directors of Summers Landing  
Please see our websites at: [summerslanding.org](http://summerslanding.org) and [summers-landing.com](http://summers-landing.com)  
January 2015

## The Latest News for Summers Landing Residents

### Annual Meeting Dates

Wednesday, January 21, 2015, **Annual Meeting** to elect 3 members to the Board of Directors.

**Please Note: If schools are closed on Jan 21 due to weather**, the meeting will be postponed to Wednesday, February 4, 2014.

All meetings are open to residents.

### Board Candidates for 2015-2017

The terms of three Board members will be expiring in January 2015. Anyone interested in running for the Board of Directors should contact Tiffany Brown at the management company (540-371-0652) or email her at [tbrown@elitecm.biz](mailto:tbrown@elitecm.biz).

There are no specific requirements for being a Board member. However, candidates should be willing and able to commit to the following:

1. Attend a minimum of one monthly evening meeting.
2. Promptly respond to email correspondence.
3. Take a leadership role in selected board projects that at some time may require board action.

### 2015 Budget & Assessment

The Board has again provided the community with a balanced budget for 2015 that also calls for no increase in the annual assessment which will remain at \$210.

The reserve account is now essentially 100% funded, but annual increases to the account are required to keep up with future cost increases.

### Happy New Year

May 2015 be a year of peace, joy and happiness for all. Happy New Year!

### Annual Meeting Proxies

If you are unable to attend the annual election meeting on January 21, 2015, please be sure to send your proxy to the management company, a neighbor who will be attending, or any Board member so that there are sufficient votes represented to conduct the meeting and hold the annual election.

### Front Entrance

Winter pansies have been purchased by the Board and planted by volunteers in front of the entrance monument.

Since the labor was donated, the total cost of this work was \$79.38.

The Board was planning to replace the dead redbud tree in the large mulched area, but the tree seems to have come back to life in the form of a bush. The Board has decided to wait another year and see what it does in the spring before determining whether or not to replace it.

### Summers Landing Street Names

The last bird in our series on street names is the Wood Ibis, or more correctly, the Wood Stork.

The Wood Stork (Wood Ibis) is a large bird which stands 33-45 inches tall with a wing span that



Summers Landing HOA  
3330 Bourbon Street, Suite 117  
Fredericksburg, VA 22408

U.S. POTAGE  
PAID  
MAILED FROM  
ZIP CODE 22553  
PERMIT NO. 8

Annual Election Meeting  
**Wednesday, January 21, 2015**  
**7:00 P.M.**

Community Center at  
Old Plank & Andora

If schools are closed due to weather, the meeting  
will be held on Wednesday, February 4, 2015

**Birds of Summers Landing (cont'd)**

ranges from 58-71 inches.

The Wood Stork (Wood Ibis) appears all white on the ground, with blackish-gray legs and pink feet. In flight, the trailing edge of the wings is black. The head is dark brown with a bald, black face. The thick downcurved bill is a dusky yellow.

This bird breeds in much of South America, Central America and the Caribbean. It is the only stork that currently breeds in North America where it can be found in Florida, Georgia, South and North Carolina.

Wood Storks build large nests of sticks in trees located in lowland wetlands. They breed once a year with the female laying 3-5 eggs. Both parents share incubation and feeding duties. They eat fish, frogs, and large insects.

**Successful Halloween Hayride**

The Board would like to thank and commend Tom and Michelle Gagnon for coordinating a very successful Halloween Hayride.

The hayride consisted of several vehicles and trailers with flashing lights to keep children safely contained and with lots of adult supervision.

About 40 happy and excited children, all decked out in their Halloween costumes, participated. The hayride made it possible for children to trick or treat only at homes where they would be welcome.

**Annual Assessment Due Jan 15**

Residents are reminded that the annual assessment of \$210 is **due on January 15**. The Board changed the due date from January 1 to January 15 to give residents an extra two weeks to recover from the activities and expenses of the holidays.

Late payments will incur a late fee of \$15 for every month the payment is late. If the HOA has to employ an attorney to collect a delinquent assessment, all legal costs incurred by the HOA in that process are added to the original assessment and monthly late fees owed by the homeowner.

The legal costs of collecting a delinquent assessment debt start at \$450 and can become substantially higher once the situation ends up in court. An annual assessment obligation can quickly grow from \$210 to \$700 or more and usually includes a lien on the homeowner's property.

Homeowners are urged to pay their assessment on time.

**Telemarketer Calls**

If you're bothered by annoying telemarketer calls, you can place your telephone number on the National Do Not Call Registry by calling 1-888-382-1222 or by visiting [donotcall.gov](http://donotcall.gov).

This does not apply to companies contacting their own customers by telephone. To prevent that you need to call the offending company directly.