

Summers Landing



April 2005

From the Board of Directors of Summers Landing
See our website at: <http://www.summerslanding.org>

Spring Issue

The Latest News for Summers Landing Residents

New SL Board of Directors Take Office

During the Annual Meeting several new members were elected to the Summers Landing Board of Directors. The new members are excited about their new positions and look forward to the challenges ahead. We would also like to extend our sincere thanks and gratitude to the former Board Directors;

President Richard Carbaugh and **Director-at-Large Jim Kuykendall** for their service to the Summers Landing Community. Their leadership was crucial to our success and we are indebted to them (and their families) for their dedication, hard work and leadership.

The Board of Directors have scheduled three work meeting throughout the year to review laws and handle the day-to-day business concerning the Summers Landing community. The residents of Summers Landing are welcomed

to attend. The dates for the 2005 Board of Director work meetings are; **April 19 2005, August 3, 2005 and October 4 2005**. The meetings are held at **9016 Snowy Egret Court** until such time as attendance dictates moving into a larger facility.

2005 Summers Landing Board of Directors

President

Jim Hannigan

jghannigan@aol.com
(540) 786-0304

Vice President

Bill Powers

bison1947@aol.com
(540) 785-6210

Director-at-Large

Jesse Story

jjaes860@cs.com
(540) 785-1812

Treasurer

Neil Cory

nlc45@adelphia.net
(540) 548-4625

Secretary

Bill Jones

joneswe5@yahoo.com
(540) 548-1203

Radon found in Spotsylvania County



Some homeowners within Spotsylvania County (*and a few in the Summers Landing community*) have discovered a harmful gaseous substance in their basements called Radon. There have been a limited number of homes

where the concentration of the gas is high enough to require mitigation. As a result of these findings, Summers Landing Residents are encouraged to test their home for Radon gas especially if they propose to finish their basements into living or recreational space. On January 13, 2005 the Surgeon General of the United States, Dr Richard Carmona, issued a Health Advisory warning Americans about the health risk from exposure to radon in indoor air. The Nation's Chief Physician urged Americans to test their homes to find out how much radon they might be breathing. Dr. Carmona also stressed the need to remedy the problem as soon as possible when the radon level is 4 pCi/L or more. Dr. Carmona noted that more than 20,000 Americans die of radon-related lung cancer each year. A kit can be purchased from your local hardware store to detect Radon in your home. **For more information contact the National Hotline on Radon at 1-800-SOS-RADON or see the Environmental Protection Agency's (EPA)s website on Radon at <http://www.epa.gov/radon/rnpsa.html>.**

1. What is Radon? Radon is an odorless, tasteless, radioactive gas found in homes all over the United States. Any home, including new or old with or without basements, can have Radon. It does not discriminate, and many medical experts consider it the second leading cause of lung cancer. As Uranium decays and breaks down Radon gas forms and seeps from ground soil, rocks, and water until it reaches the atmosphere.

2. How Can Radon Harm Me?



When Radon breaks down it releases radiation and Radon decay particles into the air. Unlike Radon gas, its decay particles are chemically reactive and

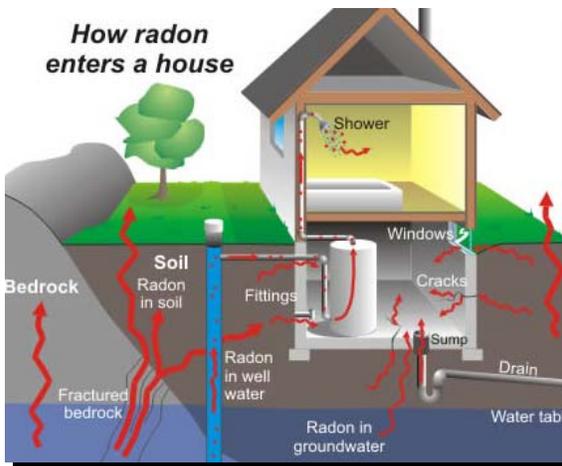
highly electrostatic. These particles attach to water, dust, and smoke and through normal breathing end up in the lining of your lungs. As the Radon decay particles continue to break down in your body, they release radiation into your lung tissue. This radiation can damage your cell structure including altering the genetic code of your DNA. The cells mutate and future copies may lead to the development of lung cancer.

3. Should I Have My Home Tested For Radon?

Testing is the only way you can determine if you have a Radon problem in your home. The EPA and Surgeon General recommend testing for all homes that exist below the third level. Testing for Radon is a simple process that lasts about 48 hours. Homeowners can conduct their own test or hire a professional. Most real estate contracts require EPA approved testing methods through a qualified Radon technician.

4. How Does Radon Gas Enter My Home?

Your house functions like a natural vacuum. Oven, bathroom, attic, and dryer vents all pull air from inside your home. As the air exits your home, negative pressure forms creating a vacuum effect. As your home fights to equalize, it pulls air in from your crawlspace, sump pump, cracks or openings in your foundation. If Radon exists under your house, the vacuum will pull it directly into your home.



5. What Should I Do If I find Radon In My Home?

The answer to this question depends on the concentration levels. Remember, any level of Radon poses some risk factors but the following is the EPA action guideline for Radon concentrations. If the Radon level is below 2.0 pCi/L then no action is required. If the level is between 2.0 and 4.0 pCi/L it is above the national indoor average of 1.3 pCi/l and the EPA recommends that you consider fixing your home. At bear minimum you should monitor your home by re-testing every two years. If the Level is 4.0 pCi/L or greater the EPA recommends that you fix your home by using an EPA or state-approved contractor.

6. How Do I Fix My Radon Problem?

The most widely used method in fixing or preventing Radon from entering a home is Active Soil Depressurization (ASD). A contractor will seal your basement with caulk and foam and will drill one or more 3-4" holes into your foundation. The contractor will then attach PVC pipe to the openings and will run the piping up and out of your house. A suction fan will draw air from below your foundation and force it out above your house, drastically reducing the amount of Radon that can enter your home. Caulking and sealing alone will not provide adequate protection against Radon.

Once installed the system will run continuously and start to work immediately. The average mitigation installation cost is between \$800 and \$2,500. You should always use a professional contractor trained in Radon mitigation to fix your Radon problem.

Although Radon is very hazardous and is a known carcinogen, you can protect yourself from its ill effects. In fact, most mitigation systems can bring the Radon levels down below the national indoor average. Understanding prevention and the mitigation process will eliminate fears associated with Radon. With today's technology, [Radon is easily detectable and fixable; so don't let this obstacle become a roadblock in your real estate transaction.](#)

IMPORTANT NOTE

Front Entrance Lighting and Street Lights

If anyone notices that any of the lights at the front entrance or any of the street lights are out in the community, you can either report it to Koger Management or call one of the Board Members and we will ensure that the Power Companies are notified immediately.

Highlights from the Annual Board Meeting

On Wednesday, 16 March 2005 the Annual Board of Director's meeting was held on at the Wilderness Elementary School from 7 pm to 9 pm. On behalf of the Board of Directors, I would like to thank all the members of the Summers Landing community that took the time to attend the Annual Board of Directors Meeting. We had a total of 35 homeowners attend with another 15 who took the time to submit their proxy. Your participation was tremendous! Both the outgoing and incoming Board of Directors would like to express their appreciation and gratitude to all those who took the time to participate.

For the Board of Directors - Neil Corry

Below are the highlights from the Annual meeting.

- The meeting was called to order at 7:15 pm once it was confirmed that we had enough for a quorum.
- A motion was carried, seconded and approved to accept the minutes from the last meeting.
- The former President of the Board of Directors Richard Carbaugh discussed the current status of the Neighborhood Watch Program, landscaping for the front entrance, New Lights in the community, a new monument in the rear of the community and any comments concerning our newsletter.
- The meeting was brought to order to elect the 5 new Board of Directors. Former Board of Directors Richard Carbaugh and Jim Kuykendall elected not to run for office this year. This left only two former Board of Directors Neil Corry and Bill Jones to run for office. Three additional names were submitted to the Board for a vote: Jesse Story, Bill Powers and Jim Hannigan. A vote was taken and all five nominees were confirmed as the 2005 Summers Landing Board of Directors.
- A homeowner informed the Board that the current process of getting homeowners documents for selling homes is not working. The Board will review the process and take steps to alleviate the problem.

- Two homeowners confirmed that they have detected high levels of Radon on their property and suggest other homeowners get their homes inspected.
- Homeowners discussed the time frame of when residences of Summers Landing are required to pave their entire driveways. Current covenants require only the first 50 feet unless in section 3 & 4 where the entire driveway must be paved.
- The definition of debris was discussed. The Board of Directors is still looking into a formal definition that will be fair and companionate towards those who are still recovering from weather damaged forest areas.
- Jim Kuykendall had over 700 Pine Trees left over from the county's spring planting season and had offered them to anyone who would like them for their property.
- A homeowner informed the Board that the street sign for Snowy Egret has been damaged repair.
- A homeowner discussed the possibility of another Summers Landing Monument at the rear entrance of the community.
- A homeowner reconfirmed the need of a Neighborhood Watch Program as the result of some minor incidents within Summers Landing involving some teenage kids. A recommendation was made to place information in the newsletter.
- Updates concerning the website and newsletter were discussed.
- The Board is informed that one of the street signs is spelled incorrectly.
- A homeowner discusses the increased amount of vehicles stopped at the front entrance of Summers Landing to use cell phones and other matters.
- The Board discussed ideas of what to do with the Common Areas within Summers Landing. No decision as of yet. Homeowners informed the Board that the signs are broken at the Common Area.

Koger's Korner

KMG

Koger Management Group, Inc.
Community Management Specialists

From the Desk of Lynn Brown of Koger Management:

It was nice to see everyone at the Annual Meeting; I think we had a great turn out. Just a few reminders:

- Remember to leash and scoop when out with pets.
- The Board of Directors are investigating if ATV allowed on lots and in common area.
- Report any issues, concerns and etc. to the Summers Landing Board of Directors in writing via email to: brown@kogermanagement.com.

Lynn Brown
Association Manager
Koger Management Group, Inc.
540-368-9780

Spare Timers

Do you have some Spare time? Well, Neil & Marcia Corry would like to invite all Summers Landing retirees to "come on out and join some fun." A group of Summers Landing retirees (*and those close to that great day!*) are in the process of planning activities during the week and/or on weekends. Some of the various activities the group has already done are: cocktail parties, dinner parties, trips to the Riverside Dinner Theater, pot-luck dinners, dinner at Brocks and much more! We're now planning a trip to Williamsburg, Virginia, a barbecue cookout and dinner on the reservoir – just to mention a few ideas. If this sounds like a fun and interesting opportunity to meet new friends and neighbors, contact **Neil & Marcia Corry at 540-548-4625** or e-mail them at (nlc45@adelphia.net). We'll be looking forward to having you join us.

From the Board of Directors of Summers Landing

During the Annual Meeting it was mentioned that the sign for the Common Area was down and may need replacing. Before the Board could take any action Mike Marx of 10809 Cinnamon Teal Drive immediately took care of the matter. Mike said, "*Since I often take a fishing pole down in this area for a couple of casts, it doesn't take much of my time to police the area.*"

Thanks Mike! The Board appreciates any help it can get.

Spotsylvania County Flood Zones

During last year's Spotsylvania County Planning Commission Meeting some homeowners within Spotsylvania County were concerned about their homes possibly being located in a FEMA 100 year flood zone.

Here are some Frequently Asked Questions (FAQ)s concerning flood zones.

If my Mortgage Company and insurance agent say my home is in a Special Flood Hazard Area (SFHA), isn't it?

No. Not necessarily. Mortgage companies and insurance agents do not evaluate flood risk as thoroughly as the Federal Emergency Management Agency (FEMA) would like, which leads to a very high rate of inaccuracies. There are several companies that will: (1) perform an extensive flood risk analysis that includes all relevant data and (2) petition FEMA to obtain a LOMA or LOMR for the homeowner that provides the correct determination.

What is a LOMA or LOMR?

A Letter Of Map Amendment (LOMA) or Letter Of Map Revision (LOMR) is a final flood zone determination that is issued by FEMA after performing a detailed analysis of the flood risk associated with your home. FEMA issues a LOMA or LOMR to remove your home or building from a high-risk flood zone (Special Flood Hazard Area "SFHA") and put it into the correct flood zone, which is always a low-risk flood zone where flood insurance is not required.

Will my mortgage company accept a LOMA or LOMR? Yes. FEMA issues a LOMA or LOMR to evidence that your home or building has been removed from the SFHA. FEMA's final flood zone determination supercedes the determinations provided by mortgage companies and insurance companies. The LOMA or LOMR removes the federal flood insurance requirement that your mortgage company is imposing on you. Mortgage companies accept this final determination.

School Information



- 21 April 2005 Report Cards are sent home.
- 28 April 2005 "Career Day".
- 12 May 2005 Interim Reports sent home.

NiRiver Middle School

- April 21, 2005 – Report Cards come home
- May 12, 2005 – Interim Report sent home
- May 27, 2005 Eighth Grade Social

Riverbend High School



- With the after prom party coming up we need not only your donations but also volunteers. If you have the time and ability to do either, please contact Cheryl Christopher @ 786-5492.
- Nominations will be taken for anyone interested in serving on the 2005-2006 PTSA board.
- *Every Thursday* from April 7, 2005 until the start of final exams, *James Farmer Scholars* will meet in Room 120 after school.
- 18 June 2005 at 1pm Senior Graduation Date.

Speeding Tickets

Homeowners let's keep in mind that the speed limit outside our community is 25 mph.

(WHEN SCHOOL ZONE LIGHTS ARE FLASHING)

Spotsylvania County Press Release

On March 9, 2005 at approximately 2:17 PM, the Sheriff's Office received a 911 call from 205 Oak Crest Drive in the Partlow area of the County regarding a dog-mauling incident. The caller was the victim's daughter and related the following. She had gone to her mothers home to check on her, and found her lying outside with three vicious dogs described as Pit Bulls surrounding her. The dogs chased the daughter back to the home, where she contacted 911.

The first deputy to arrive on scene witnessed two of the three dogs near the area; the dogs charged at him, at which time he was able to shoot one dog and kill it, and shot at the other Dog chasing it back into the woods. This morning the Sheriff's Department along with Animal Control conducted a search of the area where the other dog fled, and that dog was located during the search along with the victim's dog.

The two dogs that the deputy killed, along with the dog that was captured will be sent to Warrenton to the state veterinarian for the recovery of any physical evidence. At this time, this investigation is continuing. Once the investigation is complete, the findings will be reviewed with Commonwealth Attorney William F. Neely, and appropriate criminal charges will be placed at that time.

-Final Exert -

[*The owner was charged*] for involuntary manslaughter in violation of Virginia Code 18.2-36, a felony punishable by 1-10 years imprisonment, and also for 3 counts of allowing dangerous dogs to run at large in violation of County Code 4-21, class one misdemeanors punishable by up to 12 months in jail and a fine of up to \$2500.

Regardless of the outcome of this tragic case, both the Sheriff and the Commonwealth Attorney urge Virginia's legislators to strengthen Virginia's dangerous dog laws, to give localities better tools with which to protect the public from such dangerous animals.

Spotsylvania County does not allow dogs to randomly run in neighborhoods. All dogs must be on a leash.

Spring Home Maintenance

Now that spring is officially here. Here are some ideas of some Spring Home maintenance that probably need inspections as the weather warms up. Take a moment to ensure things are ready for the summer months. (*Sorry gents!*)

Inspect and Clean Gutters and Downspouts

Ice that may have formed over the winter in gutters can cause them to pull away from the house as well as break seals in gutter joints and downspout connections. Loose or clogged gutters can allow rain to run over your fascia board, into your eaves and ultimately into your house. Loose gutters can also allow rain to collect near your foundation causing your basement to leak. Gutter cleaning, inspections and repairs generally require using an extension ladder, which can present a potentially dangerous situation.

Check Drainage

Inspect the perimeter of your home looking for signs of settling or voids that would allow rain to run down into your foundation. A properly sloped yard has a minimum of a 5-inch fall from the house to 5 feet out in the yard. This should be true on all sides of your home. This is a minimum condition, the greater the slope, the better your chances of maintaining a dry basement.

Inspect Basement

Check for cracks and evidence of leaks in exterior walls. Clean window wells to help avoid basement flooding and water damage.

Inspect your Deck

Winter weather can be harsh on wood, so look for loose nails and boards. Also, check for rotted boards that need to be fixed or replaced.

Clean Fireplaces and Wood Stoves

Remove as many ashes as possible and close your chimney flue. Consult the owner's manual for your wood stove for proper spring-cleaning

Check Smoke and CO2 Detectors

Make sure the detectors are working properly. Replace batteries if not hard-wired to your electric system. If all of your detectors are hard-wired, you might consider adding a battery-operated detector to insure your safety in the event of a power failure.

Turn On Outside Hose Bibs

Before you turn on your hose bibs, inspect pipes between the hose bib and shut-off valve for signs of frost damage or splits in the pipes. Also check for separated joints. Once you've checked that everything is in good shape, make sure your outside hose bib is turned off, and turn on the shut-off valve inside your home.

Inspect Roof and Chimney

Extensive damage can be caused when shingles fall off completely. Look for signs of age such as curling, shrinking, or broken or missing shingles. In order to avoid costly leaks, repair or replace damaged or missing shingles.

Check General Exterior

Survey siding, brick, stucco, paint, trim, and deck for signs of potential problems. Look for signs of cracking or peeling paint and caulking. Scrape, sand, and repaint areas as needed so that you don't end up with rotted wood or the need to repaint the entire house.

Lawn Fertilizer



Most lawns require 4-5 feedings per year. Basically, the first feeding should coincide with the first mowing; and the last feeding when the grass is done growing for the year. The following is an example of a typical lawn care program.

Early spring (February to April) — Lawns wake up hungry from the winter months. A spring feeding strengthens roots and gets lawns off to a good start before the heavy growing season. In most regions, it is wise to apply a combination fertilizer with a pre-emergent to control crabgrass.

Late spring/early summer (May to June) — At this time grass is actively growing and using up nutrients, therefore it is important to supply the lawn with a proper feeding designed for this time of year. Since this also is a time when broadleaf weeds are actively growing, a combination fertilizer with broadleaf weed control is ideal.

Lime Use

Lime Affects Color, Thatch, And Root Development



Lime “sweetens” your soil. In areas where soil is naturally “sour” (or acid), this is extremely important to growing healthy turf. Lime helps improve lawn color, density, control thatch, and increases root development.

When your soil pH is too low (acid) it needs lime to bring it back into balance. Soil that is too acidic causes “fertilizer lock-up”. This means that fertilizer and important micronutrients become locked up in the soil and unavailable to the grass plants. The result of the lock-up is when the grass becomes too thin and yellow, thatch may build up faster, and root growth slows down.

Annual liming should be applied for acid soils.

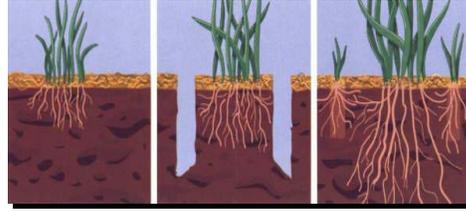
Lime is a primary ingredient for improving the soil environment and promoting plant growth. Lime neutralizes soil acidity, improves soil tilth, stimulates microbial activity, enhances the availability of key nutrient elements and supplies the essential nutrients calcium and magnesium. No other amendment contributes so many benefits to the soil environment.

There are two types of lime used for agricultural purposes: *calcitic* and *dolomitic*. Most bagged lime sold by farm suppliers and garden centers are a finely ground, high quality agricultural grade of dolomitic lime. Pelletized lime used as specified on the label should be equally as effective.

Lime recommendations on the soil test reports are expressed in units of M, which is the same as lb/1000 ft². The rate suggested should raise the pH to 5.5 for centipede grass, 6.0 for other lawn grasses and 6.0 to 6.5 for gardens. The lime application should keep soil pH within the desired range for two to three years on sandy coastal plain soils and for three to four years on silt and/or clay piedmont and mountain soils.

Editor’s Note: If you would like the Summers Landing Newsletter sent to you also via e-mail contact the editor at: joneswe5@yahoo.com

Lawn Aeration



Lawn aeration is the process of mechanically removing soil plugs and small portions of thatch from the

lawn. Lawn aeration relieves soil compaction and improves the ability of roots to grow deeper into the soil and expand. The mechanical removal of soil plugs is generally recognized as the best way to improve air and gas exchange, along with water and fertilizer intake.

Summers Landing Web Page

The New Summers Landing web page is up and running! See our website at <http://www.summerslanding.org>. You can access information like:

- Directions to the community
- The community newsletter
- Pictures of the community
- Bylaws and covenants and much more

The web page will be the one location to keep up with all the latest information concerning Summers Landing. Look for more updates to Summers Landing webpage as time progresses.

Looking For Volunteers

The Board of Directors are looking for volunteers to join the following Summers Landing Committees:

- Architecture Control Committee (ACC)
- The Common Area Committee (CAC)
- Neighborhood Watch Program (NWP)

Each committee will assist the community in maintaining Summers Landing’s beautiful surroundings. If you or someone you know would like to join one of the committee groups please contact Jesse Story at (540) 785-1812.