

Summers Landing



April 2006

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 Board of Directors Take Office

2006 Summers Landing Board of Directors

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For those of you who have not noticed, Summers Landing is under new management. Your elected Board members, with the assistance of all who so graciously volunteer, will work diligently to keep our HOA running smoothly and orderly. The Board has met four times since the Annual Meeting, in an effort to get all required procedures in place, to collect delinquent annual dues, and to sift through the bits and pieces of documents retrieved from the previous management company. Please be patient and you will see at least some of your concerns answered soon! Hard work and leadership must continue if we are to meet our goals.

Happenings in 2005

While most of us were weeding/seeding/watering/clearing/planting, our HOA Board was fast at work. Review the progress made last year.

- Created mailing address for Summers Landing HOA P.O. Box 2440, Spotsylvania, VA 22553
- Installed a fence between Lot 69 and the common area for the purpose of keeping people from straying into the new homeowner's property
- Installed a gate on the Common Area to keep "wheel" traffic out
- Installed 3 new street lights – Cinnamon Teal, Chester Court and Gannett Lane
- Re-landscaped the front entrance opposite the brick sign and placed additional trees along the road
- Discontinued the use of Koger Management Group in Summers Landing
- Established local banking at BB&T
- Defined the word "Debris" and added the definition to our By-Laws
- Awarded maintenance contract for sprinkler system
- Appointed a five person Architectural Control Committee: Paul Whitehurst, Mike Marx, Ken Lloyd, Duane Leutkenhaus, and John Rayl.

What's on the agenda for 2006?

- Repairing the shoulders at the front entrance
- Slowing traffic throughout the community
- Eliminating covenant violations
- Adding additional watering zones to eliminate *by hand* watering at the entrance
- Contracting maintenance for front entrance
- Expanding sprinkler system and reseeding
- Issuing an updated Community Directory

Have you returned your information sheet and indicated that YOU WANT TO BE INCLUDED?

Highlights from the Annual HOA Meeting

WE SET A RECORD

If you were unable to attend the annual meeting, you missed seeing the largest attendance since this HOA was formed. **BRAVO**, neighbors! We, the Board need your support as well as your input. Topics discussed were as follows:

- Covenant Violations
- Association Dues and late fees
- Community Directory
- Optional barriers to keep vehicles off the shoulders at entrance
- Neighborhood Crime
- Dangerous dogs running loose
- Speeding throughout the subdivision
- Expansion of sprinkler system
- Additional grass/landscaping at front entrance
- Neighborhood watch

Prior to the open discussion, the Board was in session long enough to pass a motion stating that the Board number would increase from five members to seven members. Seven heads and fourteen hands can accomplish far more. After the lengthy, but worthwhile discussion of the many major issues, a roster of seven people willing to serve on the Board was presented to the members at large. An additional candidate was nominated from the floor. The vote was taken and counted by three community members. The new Board is listed on page one. Please feel free to contact any of them if you have issues or concerns.

On the subject of crime: Please report EVERY instance of vandalism, burglary, etc. to our local sheriff's department. You, the victim must take the necessary action. The HOA can do nothing about this increasing problem. However, we want to know, so please e-mail the Board at Board@SummersLanding.org. Be watchful of your neighbor's property as well as your own. AND...know where your children are and what they are doing!

Your attendance at scheduled meetings provides important input to your Board and lets them know that the work they are doing is appreciated. Plan to attend as many meetings as possible.

Report from 11 April Meeting

THANK YOU

We set another record in attendance. This time there were thirty-one homeowners plus the seven board members discussing the issues in our community. It is good to know that others are becoming involved. Involvement makes good things happen faster. And, **all dues have been paid for 2006**. Thanks Neighbors!

SAFETY FIRST

A motion was passed that would allow the board to petition the residents about the need for some type of **Traffic Calming** controls for our streets. Some suggestions were stop signs, speed bumps and grooved pavement. The Board has been considering this problem and will continue to search for the best solution.

COSMETICS

Another motion passed that concerned the **expansion of our existing sprinkler system** at the front entrance. The Board received a very good estimate for adding 18 zones. These additions should enable grass, trees and flowers to receive sufficient moisture to flourish and beautify the entrance to our lovely neighborhood. The Board has contracted a total maintenance company for our entrance, which would include reseeding, mulching, mowing, and other lawn care.

We see an unsightly mess each time we enter our subdivision. **Deep, muddy ruts** are the results of vehicles that are parked on soft shoulders. Those responsible for this act include homeowners as well as buses, trucks and delivery vans. The Board has been considering several ways to alleviate this problem but has yet come to any final decision. Cost is a big factor, as well as maintenance. Just know this issue is now being acted on and should be a work in progress soon.

VIOLATIONS

A procedure to act on enforcing covenant violations was authorized and signed, allowing the Board to take immediate action against the numerous violations seen around our neighborhood. The first letters of violations will be sent SOON! If you are unsure about the covenant violations, find your **Master Declaration Of Covenants, Conditions, Reservations, Restrictions and Easements** booklet and read Article V, beginning on page 16. There are other areas in the covenants that discuss requirements; however, Article V is a good starting place. **Take a good look at your property TODAY and begin the removal/clean-up that is necessary to keep our community beautiful and avoid receiving a letter of violation.**

Critters in the Yard

It has been determined that homeowners are responsible for their own property and that no funding for beaver removal or any other wild animal problem would be given by the HOA. What to do??? Call either the Game Warden or Parks and Recreation for help. GOOD LUCK!

Drainage Ditches

It is very important that you do not fill your drainage ditches with leaves. Any debris, especially packed leaves interferes with the natural flow of water, clogs the drains under driveways, and creates an unsightly mess along our streets. If you find debris in the ditches around your property, please remove it before it causes problems on your property or that of your neighbors.

Golfers!

Starting in mid May, a group will be golfing on Wednesday evenings. Anyone who is interested, please contact Jim Hannigan at jghannigan@aol.com or by phone at 540-786-0304. Leave a message if necessary. This play date is for fun, so don't worry that you're not as good as Tiger Woods. But if you are an expert, we'd love some lessons!!!

Community Yard Sale?

We collect and save far more than we need, and then we complain about the lack of space. Face it folks; we need a Summer Sweep! Those homeowners who are interested in joining a community-wide yard sale (sales from each home) please contact Joyce Lloyd or Jeane Reaves via e-mails (see front page) and we'll contact you later. Plan on setting up shop one weekend in July or August. That should give us time to sort and price things. Maybe we will soon have room to park our cars in our garages!

Spare Timers



The *Spare Timers* is a group of retirees (*some only semi-retired*) in Summers Landing who gather most months for a social. The group has participated in a variety of activities: a night at Riverside Dinner Theater;

dinner at Brocks; a day cruise to Tangier Island; a progressive dinner; a cook-out on the reservoir; a trip to Graves Mountain Lodge for food and fruit before touring a winery; dinner out before a play at UMW; two cocktail parties -- far too many activities to mention everything! This month a group is going to the Wayside Dinner Theater and staying the night at the Hotel Strasburg. An event is now being planned for May, and one will follow in June -- a grand barbecue at Elaine and George Wyant's house. If you are interested in joining us for an upcoming event, contact Neil and Marcia Corry at 540-548-4625 or nlc45@adelphia.net. (Did you notice that most activities included our favorite activity...eating? ☺)

Our New Directory

If you have not returned your information sheet concerning the Summers Landing Directory, please get that in as soon as possible. **Be certain to indicate what information you want included.** We will be doing the printing ourselves, so do not worry that your information will be sold or given to local real estate firms. There is lots of really handy information in our little booklet, including emergency phone numbers. Contact the HOA Board via e-mail or Jeane Reaves.

Food For Thought

"A community is like a ship; everyone ought to be prepared to take the helm." Ibsen, 1882