



The Latest News for Summers Landing Residents

New Board of Directors Take Office

At the Annual meeting on January 23, 2007 the membership elected the following individuals to the new Board: Neil Corry, Bill Powers, Jeane Reaves, Bob Timberlake, Karen Watson and Mel Weinstein leaving one position still vacant. John Thyen came forward after the meeting and volunteered to fill that vacancy. The Board accepted his offer and appointed him to fill the position. On February 6, 2007 the Board met to decide who would fill the four officer positions:

2007 Summers Landing Board of Directors

All seven Board of Directors
Board@SummersLanding.org

President

Neil Corry
President@SummersLanding.org

Vice President

Mel Weinstein
VicePresident@SummersLanding.org

Secretary

Karen Watson
Secretary@SummersLanding.org

Treasurer

Jeane Reaves
Treasurer@SummersLanding.org

Directors-at-Large

Bill Powers
John Thyen
Bob Timberlake

Quarterly Board of Director's Meeting

The Board of Director's meetings for 2007 have been scheduled for: April 17th, Aug 14th and October 30th. Please mark your calendars and plan to attend as your input is very important and always appreciated.

Street Lights

The Board has received a request to install an additional street light on Gannett Lane. If anyone would like the Board to consider any other additional street lights, please submit your requests to the Board.

Front Entrance

Your help is needed! The shoulder repair work and reseeding has been completed and temporary barriers have been installed to protect those areas. Vehicles are knocking the barriers down to pull off and tearing up the newly seeded areas. Too much money has been invested in the shoulder work to allow this to continue. All vehicles must stay off this area. The Board will not remove the barriers until the ground has firmed up and the grass is firmly established.

Community Yard Sale

Is there any interest in having a Community Yard Sale? If so, please contact the Board at: Board@SummersLanding.org. If there is sufficient interest, the Board will organize it.

Corry's Formula for Green Grass

Here is one individual's formula for growing a beautiful green lawn:

Spring and Fall - In the area where you have clay soil, I assume that you can never put enough lime down. I apply 16 bags of lime pellets both spring and fall to cover approximately 25,000 square feet of lawn.

Spring and Fall - Aerate

Mid-February to Early March - Apply Scotts Turf Builder with Halts

Early May - Apply Grub Control

May/June - Apply Scotts Weed & Feed

September - Thatch to get rid of season build up. If your lawn is spotty or thin, top dress it with a mixture of Leaf Pro and top soil. Back rake to fill low spots and then over seed with grass of your choice. (I have been using Scotts Sun and Shade from BJ's or wherever the price is lowest). Then spread Starter Fertilizer. (You can top dress and seed at any time, but I have had the best results in the fall).

Mid October to Early November - Put down a heavy application of Scotts Winter Fertilizer.

New grass requires plenty of water for best results so I have a sprinkler system. If you don't have a sprinkler system, you will need to make other arrangements to keep it watered several times a day.

Spare Timers Corner

Mark your calendars! The Spare Timers have already planned many of the events for the coming year so why not come on out and join us for good socializing with many of your neighbors. Those socials already planned are listed with tentative dates:

April 26th – Riverside Dinner Theater to see “Bye Bye, Birdie”

May – Dinner at a restaurant in Culpepper planned by the Timberlake's.

June – Cookout at the Story's home.

July – Lunch cruise on the Potomac River.

August – No social.

September – Cookout at the Luetkenhaus' home.

October – To be planned.

November – No social.

December 1st – Annual Christmas Party.

We would love to have those of you who are retired or close to it to join us – call Marcia and Neil Corry at 548-4625. See you in April.

Vandalism

Every homeowner and resident needs to be actively involved in preventing vandalism. The Board has provided to the Spotsylvania Sheriff's Office the addresses of youthful riders of Motor Cycles, ATV's and Mini Bikes who have been using our neighborhood roads as their own private race track and acting as if they owned the streets. You can expect to see the Sheriff's Office becoming more visible in our community by increasing the number of patrols, setting up speed traps, and talking to any large gathering of individuals seen on the streets.

Nest Management Comments

Dear Summers Landing HOA Residents & Friends, it's been a very busy six months for Nest Management and I would like to thank the many volunteers who help SL HOA continue to be successful.

In early February, our office moved to 105 Wilderness Lane, Fredericksburg, 22402. Our new telephone number is 373-7905 and our new fax number is 373-0946. If you need immediate assistance on a matter within the community, please call your managing agent, Jennifer Nester at 538-0798. Her email is:

["jennifer@nestmanagementservices.com"](mailto:jennifer@nestmanagementservices.com).

Just a friendly reminder to those of you selling your house: VA law requires that you provide any potential buyer with a Resale Disclosure Packet within 3 days of signing a sale contract. This gives the potential buyer a 3 day opportunity to review the HOA docs and rescind the contract if they can not abide by them. A Resale Packet takes up to 14 days to prepare and the cost is \$100. You can order your packet through our office by fax at 373-0946 or email to admin@nestmanagementservices.com.

As we continue to perform monthly inspections of the community, we welcome any comments or questions from residents. These inspections consist of common area maintenance as well as covenant enforcement. If you have a watch light out on your street, please report it to our office as soon as possible. It takes the power company approximately 3-5 days to respond to our initial call. Usually watch lights can be fixed within 7-10 days unless faulty wiring is involved.

Thanks again for allowing Nest Management to be your HOA management company. You have a beautiful community, and it's refreshing to see so many of you take pride in maintaining a high level of excellence within your organization.

Minutes from the Annual Meeting

(A complete copy of the Draft minutes are posted on the Website)

The meeting was held on January 23, 2007 at the Ni River Middle School and was called to order by Jim Hannigan at 7:10 pm. The Minutes of the January 25, 2006 meeting were approved as submitted. The Major items discussed and acted upon by the Board were:

A quorum was established (a total of 52 homeowners were present). Proper notification of the meeting was verified.

Jim Hannigan's President Report touched on vandalism and if it continues the Board will consider hiring a security patrol for weekends.

The homeowners were advised that air handlers and propane tanks must be hidden from view

from the street and that they have until January 1, 2008 to comply.

The AAC reported that they had received 36 applications during the year and all were approved.

Jim Hannigan began the election process by calling for volunteers to be election inspectors, Sherry Hannigan and Paul Figurella volunteered. The Board submitted six candidates for election: Neil Corry, Bill Powers, Jeane Reaves, Karen Watson, Mel Weinstein and Bob Timberlake. Nominations were requested from the floor; there being none, Karen Watson, as Secretary, cast the required procedural vote to elect the slate as submitted.

Jennifer Nester made a brief presentation to the membership on their Rights and Responsibilities and what is a Homeowner's Association.

Jim opened the open discussion by advising that VDOT required copy a of the Association minutes reflecting that the Board had voted to implement their VDOT Traffic Calming program. The Board formally voted to move forward with the VDOT program.

Jesse Story mentioned that over the last several weeks there had been two near fatal accidents in front of 11216 Cinnamon Teal Dr. due to excessive speed and suggested that this be passed along to VDOT.

Greg Watson raised the question about fallen trees in the common area. Since the individual that had previously volunteered to remove them hasn't, he said he would take care of them.

The meeting adjourned at 8:00 P.M.