



The Latest News for Summers Landing Residents

New Board of Directors

At the Annual meeting on January 29, 2008 the membership reelected the following individuals to the Board of Directors: Neil Corry, Mel Weinstein, Karen Watson, Jeane Reaves, Bill Powers, John Thyen, and Bob Timberlake.

On February 6, 2008 the Board met to decide who would fill the four officer positions:

2008 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

DirectorAtLarge@SummersLanding.org

Quarterly Meetings Scheduled

The Board of Director's quarterly meetings for 2008 have been scheduled for: April 30th, August 11th and October 27th. Please mark your calendars and plan to attend. Your input is very important to the Board and always appreciated.

Annual Meeting Summary

The annual membership meeting was held on January 29, 2008 at the Ni River Middle School. The meeting was called to order at 7:15 PM by President Neil Corry. A quorum was achieved by 30 homeowners in person and an additional 11 represented by proxy for a total representation of 41 lots, exceeding the 21 required for a quorum. Proper notification of the meeting had been mailed to each homeowner on January 15, 2008.

Board President Neil Corry introduced Deputy Sheriff J. L. Slate from the Spotsylvania County Sheriff's office who was invited to the meeting to talk about crime in Summers Landing. Deputy Slate works with the Crime Prevention and Neighborhood Watch Programs. He announced that in 2007 there were 27 reports of crime recorded in Summers Landing.

Deputy Slate stressed that no matter how small a crime or act of vandalism, the situation should be reported to the Sheriff's office. The Sheriff's office keeps a record of all calls and can send more patrol cars through neighborhoods where more crime is reported.

Deputy Slate gave the community some options to keep crime down. One option is a neighborhood watch program where residents keep watch for suspicious people and vehicles and report the information to the Sheriff's office. Another option is a crime prevention program where some of the neighborhood residents are trained and given decals for their vehicles so they can patrol the neighborhood and report any suspicious vehicles or activity to the Sheriff's office by radio.

Deputy Slate also passed along some dates of upcoming events: June 8th is the Virginia State Special Olympics Torch Run, August 5th is the Cosner Corner Target's National Night Out, and September 20th is Crime Prevention Day.

President Neil Corry presented the minutes from the annual meeting of January 23, 2007. A motion was made and seconded to accept the minutes as written, and the minutes were approved by voice vote of the members.

President Neil Corry announced that all of the current board members have requested that their names be placed on the ballot for Board membership again this year: Neil Corry, Mel Weinstein, Karen Watson, Jeane Reeves, Bill Powers, John Thyen, and Bob Timberlake. After each current Board member introduced himself, President Neil Corry opened the floor for additional nominations, and there were none. The nominations were closed, and, since seven names were in nomination for seven positions, Secretary Karen Watson cast the single ballot to elect the slate of nominees as submitted.

Since the current members of the Architectural Control Committee (ACC) had agreed to serve again, the Board appointed each of them to the ACC for another term. The ACC members are Paul Whithurst, Ray Haddock, Duane Luetkenhaus and Mike Marx.

After a member question and answer session, the meeting was adjourned at 8:15 PM.

(A complete copy of the Draft minutes will be posted on the Website after Board review, and presented for approval at the next annual meeting.)

New Management Company

The Summers Landing Board of Directors welcomes our new management company, Executive Community Management, LLC. Last summer, after Nest Management announced that they would no longer be able to support the Summers Landing Home Owners Association, the Board of Directors met with several prospective replacement companies. The Board chose Executive Community Management to manage the business of our Association.

The office of Executive Community Management, LLC is located at 10401 Courthouse Road in Spotsylvania. They can be contacted by phone at (540) 891-4300, by Fax at (540) 891-8881, or by e-mail at Lbrown.ecm@verizon.net.

Executive Community Management is now responsible for performing inspections of the community, and will welcome any comments, questions, and inputs from residents. If you observe a street light out on your street or a missing street sign on your corner, please report it to the Executive Community Management office as soon as possible. If you think the problem is a result of vandalism, please also report the suspected vandalism to the Sheriff's office.

If your boat or RV will be parked in view from the street for a short period while preparing for or returning from a trip, Executive Community Management should be contacted so you do not receive a violation notice.

Vandalism

Every homeowner and resident needs to be actively involved in preventing vandalism. Please 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.

Neighborhood Watch Program

The Board of Directors is favorably considering instituting a neighborhood watch ride along program suggested by Deputy Sheriff Slate at our January 2008 annual meeting. Tom Cleland has volunteered to organize the program. Volunteers are being sought to assist in the organization of the program and to be trained as riders who will patrol the community in pairs, watching for situations which may lead to crime or vandalism.

Residents can indicate their interest in helping establish and conduct this program by contacting Tom Cleland at (540) 786-6583.

Rear Entrance Sign

The Board has requested the management company to have an attorney draw up the papers necessary to obtain an easement for a sign on the corner of Ashby and Cinnamon Teal. The rear entrance sign itself will have to be approved by the Association members, and would be unlighted and similar in size to the internal community signs for Madison Cove and Woodson Point.

Second Well

Two drilling companies have been requested to provide the Board of Directors an estimate for drilling a second well in order to provide sufficient water for the grass near the front entrance. Two wells would allow the sprinklers to be split between the two wells. The Board plans to file a request for a well permit with the County. Before a well can be drilled, the County will have to examine the site and determine the area in which a well can be drilled. The permit will be valid for four and a half years.

Stop Signs

Yellow caution signs were placed throughout the neighborhood as the first step toward controlling the speed of traffic. The second step is to have the Sheriff's office place a sign that tells drivers the actual speed of their vehicle. After that has been done, the next step will be to meet with VDOT to discuss placement of stop signs.

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 our group or for more information call Marcia and Neil Corry at 548-4625.

Scout Mulch

John Figurella, from Boy Scout Troop 847, attended the annual meeting and announced that his Troop is selling mulch and lawn and garden products as a fund raiser for summer camp. Mulch will be delivered either March 15 or April 5. For information, call evenings (540) 548-3238.

Planning to Sell Your House?

Prospective home sellers are reminded that Virginia law requires a seller to 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 documents and rescind the contract if they cannot abide by them. A Resale Disclosure Packet takes up to 14 days to prepare and the cost is \$100. You can order your packet through our management company, Executive Community Management, LLC, by phone at (540) 891-4300, by Fax at (540) 891-8881, or by e-mail at Lbrown.ecm@verizon.net.