



# South Landing Property Owners Association, Inc.

2060 FALLING STREAM • SANFORD • NC 27332

South Landing News is published & distributed quarterly by the Board of Directors, SLPOA, Sue Shrader, Editor

## Summer 2011 Issue

### PRESIDENT'S MESSAGE

By Mark Cronmiller

It's hard to believe that summer 2011 is half over. I hope all of you are enjoying the weather.

Ed Parry worked very hard completing the pool parking lot repair. The area in front of the new wall has been paved and curbs installed to stop vehicles from bumping into the wall. Also he completed having our roads professionally cleaned & sealed. We hope this will increase the life of our roads. You may not have noticed, but something ate the bottom of the "L" on our entrance sign. Ed made a new "L" and replaced the half eaten "L". Thanks Ed for all your efforts.

Tennis courts - Jack & Sue Shrader, Andy Ballin, Dan & Roxanne Nagy, Jack Corbett and Pat Cronmiller have repaired our tennis courts and added lines on the back court for pickleball at a fraction of the price it would have cost if we had employed a professional to do the work. They are still looking into adding games such as Shuffleboard, LadderGolf, Hopscotch, & other activities. Thank you

all for your many hours of work and saving South Landing a great deal of money.

I noted in our last newsletter that we can all help extend the life of our roads if we make sure each of us keep our drainage ditches at a sufficient depth and our culverts under our driveways kept clear of debris so that rain water does not run over our roads. Please help keep the drain water flowing as the original designers intended. The water running over our roads will erode the shoulders of the road on both sides of the street. Unfortunately, not everyone is doing their part. South Landing Covenants and Restrictions Section IV General Requirements states:

**(H) General Property Maintenance.** Each owner shall keep his building site or lot free of tall grass, undergrowth, dead trees, trash and rubbish and properly maintained, so as to present a pleasing appearance. In the event an owner of any lot does not properly maintain his building site or lot, as above provided, in the opinion of the Architectural Committee, then the Architectural Committee may have the required work done and the costs thus incurred in performing the work shall be paid by the owner.

The South Landing Board of Directors is reviewing the existing South Landing Bylaws, and the Covenants & Restrictions documents. I would like to thank Nancy Schultz for converting our existing Bylaws and Covenants & Restrictions into "Word" documents as well as proof reading them. Tom Johnston is also reviewing all the proposed changes and has made some very valuable suggestions. Our hope is to have the drafts completed in September and the Board of Directors will email copies out for your comments. All changes will require final approval which will be on the South Landing ballot that will be sent to you this December.

Finally, we will have a web site that will be available through the Carolina Trace Association's web site. It is still under development. We hope to have it up by the end of the year. I am developing the web site without any previous experience. So, I am sure it will take longer than if we had an expert doing it. If anyone has any suggestions of what you would like to have on our South Landing web site please let me know.

## **New Look**

By Sue Shrader

By now everyone has undoubtedly noticed this newsletter debuts a new heading. South Landing is proud to announce the development of a community logo - thanks to the efforts of Stan Piestrak. Stan designed the logo with the diamond at the bottom of the figure referencing "south" for South Landing, the land and tree inside the figure appropriately depicting our area, along with a home completing this great neighborhood where we all reside. Thanks Stan for developing this piece which can now be included on our forms, correspondences, and other documents.

## **A South Landing Welcome Goes Out to New Neighbors:**

Jeff & Amy McDonald  
2073 Sandalwood

## **Note of Thanks**

Stan and Norma Piestrak would like to thank our neighbors for the kind thoughts and expressions of sympathy after the passing of Stan's father in June.

## **South Landing Disaster Planning**

By Jack Corbett

Did you know that only Florida, Texas, and Louisiana have had more hurricanes and tropical storms than North Carolina. Over the past 100 years, 28 hurricanes have made a direct hit on North Carolina, plus 82 have passed through North Carolina having made landfall in another state.

The average number of years between hurricanes is 4, and the average number of years between tropical storms is 1.3 years.

North Carolina is outside the principal tornado areas of the US, but still averages 2 to 3 per year. Remember what happened on April 16, 2011, a tornado of devastating proportions here in Sanford.

Only Texas, California & Georgia have had more wildfires than North Carolina. In 2010 there were 4,213 wildfires in North Carolina.

Winter storms and HAZMAT spills are other potential disasters that could affect South Landing residents.

Work is underway in preparing a Disaster Preparedness Plan for South Landing. Your assistance and cooperation in this effort is absolutely essential. The better prepared we are before a disaster occurs, the quicker we can resolve the disruption in our lives and return to our normal living schedules.

## **Pool Cover**

By Jan Davis

As stated in the Spring newsletter, for several reasons, the South Landing POA Board is considering the acquisition of a pool cover. Most important among the reasons is safety, savings, and appearance.

We asked some contractors for an estimate for a pool cover that would meet our needs (similar to the pool cover installed on Harbor Creek's pool). Estimates revealed that this type of pool cover would cost nearly \$5,000. This amount was more than we wanted to spend. Additional research found

a similar pool cover that could be acquired for about half that amount. The difference is sweat equity. We would have to install the cover ourselves. From what we have learned, this appears to be feasible and is what is currently under consideration by your Board.

If you have any comments or anything on this subject you would like the Board to consider, please contact Jan Davis (phone: 498-6313, or email: jand555@charter.net).

## **Great Fun**



South Landing's first Music Trivia (Name that Tune) was held at the pool on Friday, June 17. Mark Cronmiller, host and DJ, kept the tunes spinning while we played together as small teams. We enjoyed many hits from the past, had a lot of laughs, and shared some great snacks to complete the night. Who would have ever guessed that young Max Harris would be the star of the evening. Max came up with a few song titles and artists that some of us "older folks" didn't know. Great work Max!! The night was such a huge success that a second event is scheduled for Friday, August 12. We hope to see an even larger group then. Come on out - It's great fun!!!