



South Landing Property Owners Association, Inc.

2060 FALLING STREAM • SANFORD • NC 27332

South Landing News is published & distributed quarterly by the Board of Directors: President: Dan Nagy, VP: Rich Engels, Secretary: Karen Battschinger, Treasurer: Peggy Monaco, CTA Rep: Rob Dufresne, Architectural: Ed Nelson, Grounds and Maintenance: Ed Parry, Social: Donna Corbett, Communications: Brooks Davino.

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SLPOA Email: southlanding@gmail.com

Pool Opening Party

South Landing kicked off the summer with its annual Pool Opening Party at 5pm Sunday May 15th, with 56 in attendance.

Volunteers arrived early to set up for the fun to begin.

While children swam and played and neighbors caught up lots of good food appeared!

“Potluckers” had their fill of fun, food and fellowship.

Many efforts were made for such a successful day. A special treat this year was soft jazz background music provided by Ed Nelson.

And as always, special thanks go out to our Social Chair, Donna Corbett.



Abundance of food from main dishes, to salads, and desserts. From old favorites such as sloppy joes and devilled eggs to exotic curried chicken salad and even a New York cheesecake!

South Landing President’s Message

While this issue of the newsletter will have a number of very informative issues I would like to highlight a few that I think are important.

Pool Rules

After a thorough review and in consult with our attorney we have made a number of modifications to the pool rules which we think are more inclusive of all SL residents while maintaining a respectful atmosphere. Everyone should have received a copy by now but you can also check them out by going to our website (Southlanding.org) and click on



About Us and then Policies and Rules.

Little River Quarry

With Round 1 of our battle with Little River Quarry to gain approval for a quarry across Rt 87 from Carolina Trace (County Board of Assessment turned down their proposal) now over, we know Round 2 has begun. Little River has filed an appeal with Superior Court to overturn the Board of Assessment ruling.

The fight is now between Lee County and Little River and will be decided by a Judge on the Superior Court of Appeals within the next couple months. My understanding is there will be no open hearings and additional testimony unless the Judge requests them. The Judge will review all testimony and supporting documents and determine if the Board of Assessment erred in their ruling.

Your Board (along with all the other 17 POAs) voted unanimously to support the county in this effort and authorized CTA governing board to have a 100k reserve fund for use in this effort. We will keep you posted as we learn of how the process is progressing.

Cleanup

Special thanks to everyone for cleaning up their own property after the recent storms and for volunteering during our recent cleanup day. Special thanks to the tree cutting crew for taking down a number of precariously leaning trees. South Landing has never looked so good.

New policies and covenants

Over the past two years your Board has worked hard on updating and revising our covenants. As you may know, covenants are mainly rules and regulations aimed at keeping homes and home sites in compliance with a uniform and acceptable community standard. We have also been adding and revising policies. Policies govern common areas such as pools, roads and tennis courts as well as procedures to make governance easier.

New Collection Policy

One of the new policies implemented this year is to formalize our collection policy for POA assessments. By doing this we pulled together some loose guidelines (in consultation with our attorney) we have been following in the past into one concise document. It also toughens up our collection of delinquent accounts.

I hope everyone has an enjoyable summer season.

Dan Nagy

Architectural Committee

The new Architectural Committee held its first meeting on April 25, 2016. The members are;

Ed Nelson, Chairman
ednelson1125@gmail.com
919-499-9198
443-812-5172 Cell

Karen Battschinger
kbattschinger@gmail.com

Robbie Brafford
robbiebrafford@gmail.com

We discussed the fact that we are here to serve the residents of South Landing. By enforcing the covenants and restrictions we protect the rights of the property owners of this community.

The neighborhood was divided into areas of responsibility. Those areas are the same as practiced by the previous AC. The areas are:

Woodridge Trail and Creekside – Karen Battschinger
Falling Stream, Deerfoot, Beaver and Pineside – Robbie Brafford
Long Point, Cedar, Treetop and Sandalwood – Ed Nelson

The Committee would like to remind all residents that “No house, pre-construction lot clearing, garage, playhouse, outbuilding, fence, wall or other above-ground structure shall be commenced, erected, or maintained upon any property subject to these Covenants...and approved in writing by, the Architectural Committee...”. This means get approval before you do it. We know, it’s your property but it’s our community and we all

want what’s best. By signing to purchase your property you agreed to abide by the Covenants.

Ed Nelson
Chairman, Architectural
Committee



Welcome New Neighbors!

Don’t forget to say hello and wave if you see these new faces.

- Chris & Kelly Worthington, her mother Barbara and their daughter Zoey at 1135 Deerfoot Trail.

- Miya Aitchison and Glenn Thomas at 1151 Deerfoot Trail.

Southlanding.org

Our website has had a recent facelift thanks to Webmaster & VP extraordinaire, Rich Engels. Check it out! To contribute photographs or content to share with our community, email to southlanding@gmail.com.

Grounds & Maintenance Ed Parry



Thanks to all the neighbors who showed up for Spring Work Day!

Due to the cooperation of the weather and hard work much was accomplished.

Mulch was spread, the tennis court cleared of leaves and the pool furniture was cleaned. Also the entrance sign was repainted while several teams of our “neighborhood lumberjacks” cut, cleared, and stacked fallen limbs in preparation for the limb pick-up the next week.

Donna Corbett, social chair, picked up a much deserved lunch from Subway.

All 30 participants were greatly appreciated. Looking for an even bigger crowd for the fall cleanup in October. See you there!



Book Club

South Landing’s Book Club meets from 3-5 pm on the first Friday of each month at the Carolina Trace Country Club. The next book we’re reading and discussing is *The Girls of Atomic City* by Denise Kiernan. If you are interested in joining our group, contact Peggy at 571-215-1159.

We’ve been planning our next round of books to discuss when we gather in September for the 2016-2017 session. Some of the books will be:

When Breath Becomes Air by Paul Kalanithi

The Orphan Train by Christina Baker Kline

Circling the Sun by Paula McLean

Life and Death in Shanghai by Cheng Nien

The Glass Castle by Jeanette Walls

The Greatest Generation by Tom Brokaw

The Invention of Wings by Sue Monk Kidd

Cutting for Stone by Abraham Verghese

Ethan Frome by Edith Wharton
Creek Mary’s Blood by Dee Brown

MARK YOUR CALENDARS

Check your mailbox for information on our monthly **South Landing Golf Outings and Dinners**. The next three will be Thursdays **June 9th**, **July 7th**, and **August 4th**.

In our busy lives let’s still find the time to know our neighbors better.

Sunday Socials

Be sure to save Sunday afternoons at 5 p.m. for social hour(s) held at the pool.

Bring your beverage and a snack to share while relaxing with friends and catching up on neighborhood and world happenings.

Community Commons Areas Strengthen Community Bonds

Tennis Court Renovation

The South Landing Tennis Court Task Force has met several times working on a proposal for improvement.

Although no decisions have been made for the proposed usages at this time, a cleanup to rejuvenate the tennis courts as a minimum is needed in order to maintain property values and amenities.

We will be seeking a volunteer cleanup crew in the near future.

South Landing Water Aerobic Classes 2016



Dear Residents,

Water aerobics classes will begin on Monday, June 6, 2016. This starting date may change if the pool temperature is too cold. I will advise you by email if we need to change the starting date. The classes will be held Monday through Friday from 10:00 am to 10:45 am. We will be using low impact exercises. You will need one noodle and another noodle cut in half. These will be used throughout the class session. We also enjoy great conversation during our workouts.

Sun glasses, sunscreen and a hat (optional) should be used as we exercise in full sun.

We welcome new members. I or other class members will work with

new members on a one to one basis. If you have a problem with any exercise please mention it to your "helper". I personally have a problem with my shoulders and there are certain exercises I cannot perform. If you plan to be a new member, please email me:

barbaram1233@gmail.com.
I will put you on the water aerobics contact list.

Should you have any questions, please feel free to call me at 919-499-1304. I am looking forward to another fun and healthy summer.

"Wateraerobically" yours,

Barbara Miller

The Late Bloomers Garden Club

The final Garden Club of this year was hosted by Ziggy Fahrenholz and Brooks Davino.

Seventeen gardeners were greeted by President Roxanne Nagy for an afternoon of great conversation. Topped off by a delicious luncheon catered by Mrs. Lacy's Magnolia House.

The surprise of the day was the guest's choice of baskets and bouquets containing flowers made of pine cones from our SL neighborhood.

Roxanne Nagy received first choice for her many years of service as she handed off the presidency to our new president, Kathy Nelson who received next choice of the artistically crafted zinnias, roses, and wild flowers.

This year our club has enjoyed lectures about flower arranging and pottery. We visited The Garden Hut in Fuquay-Varina and the Garden Supply Company in Apex. We toured Sandhills Horticultural Garden and Colonial Gardens in Chapel Hill. A nice lunch is always part of our day.

Much fun can be had! To join the action, contact Kathy Nelson at kbv265@gmail.com.

