



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: 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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South Landing President's Message

As one more season nears an end I wanted to bring you all up to date on news about some current and future issues in South Landing. But before I get to the news I would like to mention Dan Nagy.

The board wishes to thank Dan for his service to South Landing as president for over 2 years. During this period Dan devoted much of his time to our community by guiding the board on issues such as financial planning for road replacement, improvements to covenants, and collections of assessments in arrears; to name just a few. We extend our prayers and best wishes to Dan for a speedy and complete recovery of his health.

Pool

The pool pump was replaced due to failure of the old unit. Considering last year's tile and cement work, this spring's drain repairs to fix a leak, repainting, and new pump, our pool is in great condition and looks terrific. Let's all do our part to keep it that way by leaving it as we found it after each use.

We do not pay anyone to clean up around the pool and have always relied on pool users to pick up after themselves. Everyone who uses the pool expects to find it neat and

clean when they arrive so we appreciate those who leave the pool just as they wish to find it. And please remember to sign in before entering the pool area.

Pool Parties – Thanks to Ed Nelson for providing his excellent outdoor speakers for our social events. Music for our pool opening and closing parties has really enhanced the mood. Mark Cronmiller's "Name That Tune Parties" were even better than before with the new speakers. Now that we are using electrical equipment near the pool it made sense to upgrade the outlets to ground fault circuits so we can enjoy the music safely without worrying about mixing water and electricity.

We all pay for the privilege of enjoying a private pool. Some residents believe that the pool is being used by people who live outside South Landing and are not invited guests. Please be sure to keep the gate locked at all times and do not open it for people you don't know. Duplicating your pool key to give to others is not permitted and would result in a loss of pool privileges. Let's preserve the tranquility of our beautiful pool by keeping it private. If you see someone that you suspect does not belong please call a board member immediately.

- **Matthew Jordan and Joy Norris at 2069 Sandalwood Drive**
- **Jerry and Indra Johnson at 2026 Long Point Drive**
- **Dan and Mary Ellen Patton at 2020 Sandalwood Drive**
- **Welcome back to Michelle Dussault and Michael McWilliams at 2019 Sandalwood Drive**

Past Due Accounts

Progress continues in the collection of assessments in arrears. Several have been brought up to date thanks to letters from our attorney. Four unresponsive properties are being moved to the next stage of collections, possibly resulting in liens and ultimately foreclosure. It is not fair to all those who pay faithfully to let some dodge their share.

Little River Quarry

Little River LLC has filed an appeal in Superior Court challenging the denial of the special use permit. Our attorney has filed a Motion to Intervene to refute Little River's claims that Carolina Trace has no standing on this issue. Residents who signed affidavits in opposition to the appeal will be attending court "calendar call" session for Sept. 6. It is possible that the hearing will occur at that time or during the following few days. More specifics will be provided about the hearing when available to all residents who wish to attend.

There are too many volunteers who have worked tirelessly on behalf of CTA to oppose the quarry to mention by name. When you see them please take a moment to thank them. Special thanks to Kay Coles, who in addition to testifying like so many others, was the person who coordinated everyone else's efforts.

2017 Elections

Each year 3 board seats come up for election as well as 2 members of the Architecture Committee. The sustainability of our community depends on good people being willing to serve in this capacity. Soon our nominating committee will be approaching community members to fill these positions. Please hear them out and be willing to do your part to keep South Landing the kind of place we are proud to call home.

CTA

CTA has prepared a proposed 2017 budget that includes the estimated costs of opposing the quarry. The budget is not yet finalized but we are providing this information in the interests of keeping you informed. To date, legal bills have been paid from CTA reserves which now need replenishment. In addition to the normal 2017 operating budget, CTA's plans are to shore up reserves over the next 5 years by adding 2 new items to POA assessments. An annual charge of \$41 per lot is planned to restore reserves as well as a \$4 per lot charge to fund marketing Carolina Trace as a desirable place to live with the intent of attracting new buyers to Trace and increasing property values. In the opinion of your board, this money is well spent. \$205 per lot spread over 5 years is dwarfed by the amount our property values would drop if the quarry were approved.

Rich Engels



Social

Donna Corbett

Pool Closing Party

The pool closing party is a potluck schedule for Sunday, September 25th at 5 PM.

Bring your favorite dish and join the neighbors for fun and good food.

Southlanding.org

Remember to check our South Landing Website to keep up with what is happening in the neighborhood.

You can even view the newsletters in color!

To contribute photos or content to share with our community, email to: southlanding@gmail.com

Architectural Committee

Ed Nelson, Chair

As we head into fall and look forward to cooler temperatures and turning leaves,

I want to remind all of you about the importance of our covenants and restrictions.

Successful communities all over the United States have used covenants to make sure that home values and family values are sustained. We all want a nice place to live. This does not happen by accident or looking the other way. It happens because communities follow what works in other established neighborhoods.

Time after time, communities that survive and prosper are those which enforce covenants and encourage volunteers. We ALL live here and have a personal stake in what "goes on". This means learn the rules and follow them. It means being a good citizen. Hold your heads high and participate in making South Landing a great place to live.

MARK YOUR CALENDARS

Check your mailbox for information on our monthly **South Landing Golf Outings and Dinners** held on the first Thursday of each month.

The next three will be **September 1st, October 6th, and November 3rd.**

Grounds & Maintenance

Ed Parry

Fall Cleanup

We will soon be scheduling our annual fall cleanup day at the recreation area. Please come and help your neighbors if you are able.

As usual, we will also have a separate branch pickup day for all South Landing residents. Remember to wait until one month prior to the pickup date to place your limbs at the roadside. More specifics will be provided in the near future.

CHRISTMAS DECORATION CONTEST

Thanks to Bill Henning, South Landing is proud to announce the 1st annual South Landing Christmas Home Decorations Contest. Cash prizes will be awarded!

This is your chance to get out those decorations that have been languishing in the crawl space for a few years now, or to add to the display you created last year. Don't be a Scrooge – no bahs, no humbugs, just decorate! Let's show the rest of Trace what a great place South Landing is to live.

Prizes:

1st Place - \$50

2nd Place - \$40

3rd Place - \$30

The decorations must be in place by December 11, with judging to take place during the week of December 12th. Prizes will be awarded based on originality, artistic impression and appropriateness to the season.



Book Club

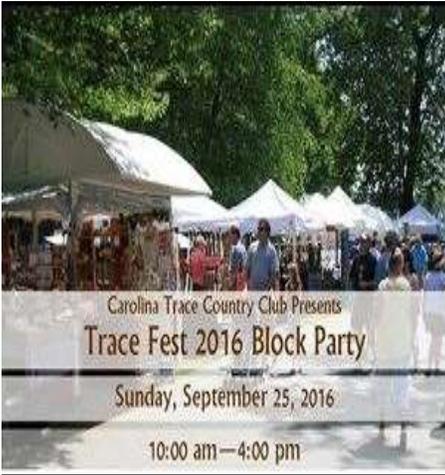
South Landing's Book Club meets from 3-5 pm on the first Friday of each month at the Carolina Trace Country Club. We will begin our new season on September 2nd.

The next book we're reading and discussing is *When Breath Becomes Air* by Paul Kalanithi.

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:

- ❖ *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



On Sunday, September 25th, bring your family and friends to Trace for an unforgettable autumn block party! Enjoy music, food trucks, local vendors and children’s activities. Admission is free.

Get ready for The 38th International Folk Festival!
September 23-25, 2016

Travel around the world in one weekend — without even leaving downtown Fayetteville! Celebrate our community’s cultural diversity with music and dance, arts and crafts and international food.



Renaissance Faire

Fort Bragg
Sept. 17 (10 a.m.-6 p.m.) &
Sept. 18 (10 a.m.-5 p.m.)
Location: Smith Lake

Elizabethan themed festival, featuring: Jousting, Unicorn rides, Period musicians, Living history exhibits, Renaissance dance, Belly dance, Period-inspired games and activities, Food and merchants. Open to the public. \$10 per car load



Pinehurst Oktoberfest
Aberdeen
October 8

A day of fun, food, and music!
You don’t want to miss this year’s Oktoberfest Celebration!



Admission is free everyday if you are under five years old or over 65!

www.ncstatefair.org

To find more events in our area, check out **visitnc.com**