



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: Russ Woods, Vice President: Vacant, Secretary: Karen Battschinger, Treasurer: Peggy Monaco, CTA Rep: Christine Wood, Architectural: Ed Nelson, Grounds and Maintenance: Ed Parry, Social: Donna Corbett, Communications: Brooks Davino.

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South Landing 2nd Annual Christmas Decorations Contest

Only Scrooge could say “bah humbug,” to this challenge.

Last year, roughly 50% of the homes in our Association responded to the call and decorated for the season. This year, we should expect an even greater response. Let’s show those other Associations just what a beautiful place South Landing is!

The decorations must be in place by December 10, with judging to take place during the week of December 11. Prizes will be awarded based on originality, artistic impression, and appropriateness to the season.

Happy Decorating!

South Landing President’s Messages

South Landing Assessment Will Increase

In my last President’s Message, I raised the issue of CTA budget cuts and increases to be passed along to all the POAs. The underlying causes of this were the Little River Quarry litigation and a lack of long term CTA reserves. CTA has also experienced increased expenses without a corresponding increase in income. The major cuts proposed would have reduced the number of SPA security personnel on a shift as well as eliminating neighborhood patrols and escorting of emergency vehicles from the front gate to the resident in need. Thankfully, CTA and POAs successfully navigated these issues and security services will NOT be cut. CTA received approval for budget increases that will help build up reserves as well as providing CTA with reasonable operating funds. As additional gilding to the lily, it was South Landing’s Amendment to the proposed CTA budget that was adopted and made all of this possible.

I wish to thank the South Landing Board for their help in developing the amendment that carried, in particular our Treasurer, Peggy Monaco and our CTA Director, Christine Wood. They crunched

the numbers and spent the time developing a practical solution that made sense. When the SL Board met in the special meeting to adopt the proposal as our amendment, the board had a relatively easy time understanding it and my role as “devil’s advocate” trying to punch holes in it was a tough one. Peggy and Christine were not only prepared to defend the amendment, but had backup amendments should they become necessary. One of our backup proposals wound up being adopted.



OK, so how will this impact you as home and lot owners? The title of my message makes it clear that POA assessments must increase, not only to fund the CTA budget but our own as well. Last year and this year South Landing absorbed increases in our budget without passing the increases along to South Landing residents. Because of the timeframe of next year’s budget increases, we opted again not to raise assessments because it would have required

your approval at the December POA dinner and would have been due early 2018. This means that in 2018, we will experience a shortfall as our expenses will be greater than our income. The shortfall will have to be paid out of our reserves, which is an unsustainable practice. In 2019, we must raise assessments to pay for our expenses and fund the reserves built in for large capital expenses. In February 2018, Peggy Monaco will present the increases and reasoning to the owners. I seek your approval in the assessment increases.

Tearing Down the Tennis Courts

During the November 2017 South Landing Board Meeting, the board made the decision to begin the teardown of the South Landing tennis courts. After a multi-year discussion, there may not be consensus about what will replace the tennis courts, but one thing that we can agree on is that the tennis courts are harming the community more than benefitting it. The tennis courts were in dire need of repair, the costs of which to do correctly are cost prohibitive. The impact to home values however is greater albeit precisely immeasurable. We do know that realtors have commented that the appearance of the tennis courts has turned away prospective home buyers from our neighborhood. Out of respect for the community and its impact on

our property values, we now realize that the tennis courts cannot be salvaged and should be retired gracefully. We will start the teardown within the next 60 days and once complete, the area will be covered with pine straw until a replacement community use can be implemented for the site. At the Annual Meeting in February 2018, Rich Engels will present his proposal for the site.

Russ Woods

Election 2018

Holiday season is upon us! After the holidays are completed, what do we do? One thing is to look for your ballot, so you can elect board of directors' members for our Property Owners Association. The ballots will be delivered locally or mailed after December 15th.

Elections are important, including this one for our leadership team. As a reminder, each year three directors are elected to replace three retiring directors, along with Architectural committee members. Don't forget to make your vote count and return your ballot and proxy by the deadline. This year our ballot will also include a place to show if you will attend the meeting.

We need your proxy to assure we have a quorum at the Annual Meeting. Otherwise we will not be able to hold the meeting or validate election results. The results will be announced at the South Landing Property Owners Association Annual Meeting on February 1, 2018.



VOLUNTEERS NEEDED

Saturday

December 9

9:30 AM

**We are decorating the
South Landing
Entrance. Come help us!**

South Landing Community Clean-up Day

19 volunteers came out to help for clean-up day on October 14. The fence was painted in record time and brush was placed near the road for pick-up. The pool area was packed up for the season. Subway sandwiches were enjoyed for lunch.

Pool Closing Party

The pool closing party on October 1 featured delicious food supplied by the 31 participants. A good time was had by all.

South Landing Golf Outings and Dinners 1st Thursdays

- December 7, Annual Christmas Party
- January (No dinner)
- February 1, Dinner & Annual Meeting