



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: Tom Battiato, Secretary: Karen Battschinger, Treasurer: Peggy Monaco, CTA Rep: Christine Wood, Architectural: Ed Nelson, Grounds and Maintenance: Ed Parry, Social: Donna Corbett, Communications: Brooks Davino.

Summer Issue August 2017

SLPOA Email: southlanding@gmail.com



Due to the generosity of Graham Arrington with the loan of his power washer and the efforts of Ed Parry and Mark Cronmiller our once unsightly South Landing Marina Deck is now quite charming. So hike on down, bring your fishing pole and check out what a difference their hard work has made.



Southlanding.org

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

Again, many thanks to Rich Engels for continuing to serve as our webmaster.

South Landing President's Messages

Summer Reminder of Covenants and Restrictions

As we make our way through another balmy North Carolina summer, many South Landing residents find themselves and their families enjoying the outdoors. The boats and personal watercraft (Jet Skis and Sea Doos) stored over the cool seasons, came out of storage and are now being enjoyed by our residents. But, we need to remember to put them back in the garage or offsite storage locations once we are done with them for the day. Even if we plan to use them relatively soon, they cannot stay out in view.

Our South Landing Board has been busy as of late reminding all of us about these responsibilities, both verbally and in written form. One of the responses commonly provided back is, "well if my neighbor can do it, why can't I?" Your neighbor can't do it, and they have been told and we will continue to act until the situation is corrected. So please, please, please follow the covenants and put the stuff away when you are done. Please.

Some of the recent violations: trash cans visible, watercraft (boats and jet skis) in driveways throughout the week, trailers in driveway not actively in use or put away, and work vehicles being stored in South Landing. Note: if you own a personal vehicle used for work or a side business AND you have company advertising on it, it is considered a work vehicle.

Please Help Us Protect the Common Property

Recently, the lock on the pool was damaged, twice. This resulted in two pool closures, denying South Landing residents the refreshing use of our pristine pool. We are very aware that the vandalism is highly likely the work of miscreants from other POAs, but you can help us through your vigilance.

The help we ask for goes beyond the pool. Recently, one of our residents saw teenagers from external POAs using our hills to skateboard. Riding skateboards or ATVs on our roads is prohibited, so the teens were asked to leave, which they did. Additionally, we have seen

people sitting on the split rail fences that form the perimeter around the pool and tennis court. Again, residents have reminded folks they should not do that as it results in broken rails. It may not seem like a "big deal," but we ran out of replacements and now have to buy more. That cost ends up being paid by all of us through our yearly assessments.

So keep an eye out and keep each other honest. If you see someone trying to break into the pool again, call Security or call the Sheriff. Follow-up with an email to southlanding@gmail.com

CTA Meeting on August 7, 2017

On August 7, CTA invited the boards of all 18 POAs to the Clubhouse to view a presentation on CTA 2018 Budget items. The key thought from the presentation is that ALL of US as Carolina Trace residents are underinvested in the long term stability of Carolina Trace as a whole. That is a tough statement to parse, and may strike some as blunt, but the fact remains. As a result of the Quarry fight, increases in operating costs, and long term small increases in assessments, CTA now finds itself asking South Landing as well as the rest of the POAs to help fight a Quarry proposed to develop across the street from Carolina Trace, I think we all saw this

discussion coming at some point.

The solution proposed by CTA is a reduction in services AND/OR increase in assessments at varying degrees. We want you to be aware that South Landing has until October 4 to accept their plan or propose our own. What is clear however, is that no matter what solution is chosen, assessments WILL increase. During our last annual meeting, Peggy Monaco, Treasurer stated that South Landing would have to raise annual assessments at the South Landing level. Now with CTA asking South Landing for an increase in CTA assessments, we have to address the issue and still be responsive to the concerns of our residents. More information to follow...

Russ Woods



Warm greetings to our new residents

Daniel Roberts and Nicole Camarata
2073 Sandalwood

Marcus and Cynthia Daniel
1126 Woodridge

Jen Marson and Dale Reed
2020 Sandalwood

Chambers Williams
1123 Woodridge Trail



POOL CLOSING PARTY

Sunday, October 1st

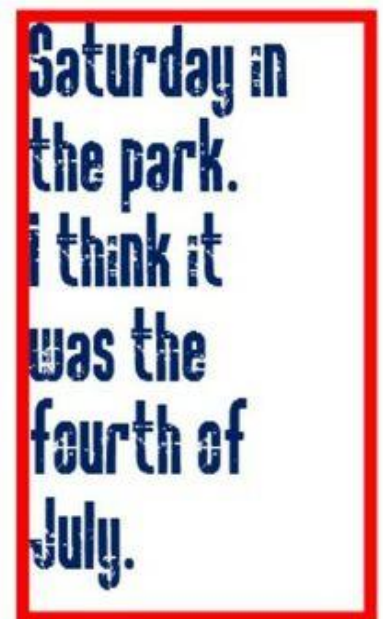
5pm

Rain Date:

Monday, October 2nd

South Landing will welcome autumn and the promise of cooler weather at its annual potluck, poolside. Hope you will join us to enjoy the good food and friendships and maybe take one last swim!

Please check your mail boxes for additional info and sign-up sheet.



NAME THAT TUNE!

FRIDAY AUGUST 25TH

6PM

AT THE POOL

Hosted by DJ Mark Cronmiller

TENNIS COURT RENOVATION

The SL Recreation Area Renovation project is to replace the decaying tennis courts with attractive landscaped gardens to improve SL appearance, enhance property values and provide an additional venue for social interaction and fun. The project needs to be approached as a long-term capital improvement. It will form a first impression for everyone entering SL and it will distinguish SL from the other POA's. Also, it will exist for decades.

Rich Engels presented a plan from Sandhills Community College for the renovation of the tennis court area. His presentation to the board included a color rendering of the design. The full design included 90 new trees and shrubs which has been paired back to 38 plants. The plan includes a gazebo and bocce court. Work is being done to solidify the plan and cost estimates. The current best guesstimate is \$15,000 to \$18,000. Rich reminded us to resist the urge for a cheapest quick fix and do it right to have an asset to be proud of. We are hoping to greatly reduce this cost with the help of donations. Several home owners are already planning to plant a tree!

The finalized plan will be presented to the community for feedback prior to formal board approval. The expectation is that the area will be demolished and prepared for planting in the fall of 2017.

SOUTH LANDING COMMUNITY CLEAN UP DAY

Saturday October 14
Rain date: Sat October 21
Meet at the pool at 9AM.

19 volunteers participated in the spring clean-up day. If it is a cool October morning maybe we can beat that total! Volunteers are needed to paint the fence, pack away pool furniture, blow leaves, pick up limbs and give our neighborhood a general tidying up. A Subway lunch will be provided before noon. It's amazing what we can accomplish in just a couple hours when we work together!

Limb & Brush Pick-up

Pick-up week starts Monday, October 23.

You can start piling your limbs and brush beside the road at the end of September.



ATTENTION: South Landing Residents

Some of the projects which **MUST** be submitted to and approved by the Architectural Committee before work can commence are:

Improvements, alterations, additions, changes or repair of existing residences, structures or other buildings which will alter or change its exterior dimensions or appearance, including colors and types of materials

Construction, replacement, alteration or change of an access drive that connects to roads and streets.

Installation of fences, hedges, retaining or other walls, and any other structure.

Any clearing or landscaping that will alter the appearance of or the flow of surface water on any adjacent lot.

Installation of exterior lights.



Book Club

The South Landing book group meets on the first Friday of each month from September through June. We meet in the Gallery Room at the Carolina Trace Country Club (membership in the club is not required for this activity).

For the 2017-2018 reading season our books are as follows:

September 1 - *Unbroken* by Laura Hillenbrand (book leader Norma Piestrak)

October 6 - *America's First Daughter: A Novel* by Stephanie Dray and Laura Kamoie (book leader Barbara Miller)

November 3 - *Upstairs at the White House: My Life with the First Ladies* by J. B. West (book leader Donna Corbett)

December 1 - *All The Light We Cannot See* by Anthony Doerr (book leader Karen Scheidegger)

January 5 - *Nobody's Child* by Marie Baxter (book leader Kathy Nelson)

February 2 - *Hidden Figures: The American Dream and the Untold Story of Black Women Mathematicians Who Helped Win the Space Race* by

Margot Lee Shetterly (book leader Pat Johnston)

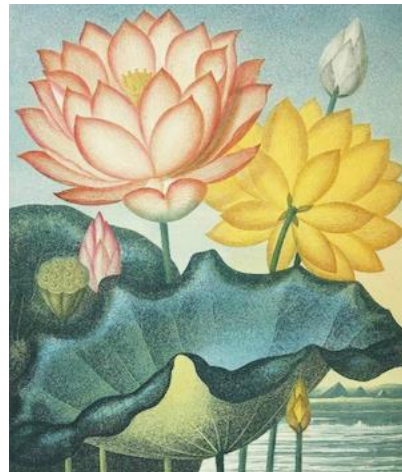
March 2 - *Snobs* by Julian Fellowes (book leader Christine Wood)

April 6 - *The Book Thief* by Markus Zusak (book leader Virginia Rahn)

May 4 - *Boston Girl: A Novel* by Anita Diamant (book leader Lisa Hillen)

June 1 - *1984* by George Orwell (book leader Ruby Watson)

If you're interested in more information about the reading group, please contact Peggy Monaco at 571-215-1159.



Late Bloomers Garden Club 3rd Thursdays

THE LATE BLOOMERS GARDEN CLUB meets the third Thursday of every month. Any resident of CAROLINA TRACE is eligible to join.

The first meeting is to be:
September 21 - Tour of CLARA'S HOUSE and GARDEN in Pinehurst which provides lodging,

support services and advocacy for patients and their families at First Health Moore Regional Hospital. Lunch will be at NINA'S in Pinehurst. Hostesses, Barbara Miller and Peggy Monaco

October 19 - We will join Lake Trace Garden Club for a talk on Pollinator Gardens by Linda Daughtry at The McSwain Agricultural Center with lunch location to be determined. This is by invitation from Lake Trace Garden Club.

If you are interested in joining the Late Bloomers Garden Club contact Kathy Nelson at kbv265@gmail.com.

MARK YOUR CALENDARS

- September 7
- October 5
- November 2

Check your mailbox to sign up for our monthly **South Landing Golf Outings and Dinners.**

The first Thursday of every month South Landing neighbors play a morning of golf. (Weather permitting). Cocktails at Carolina Trace Country Club start at 5:30 and dinner is served at 6:30. Join us!