



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: Russell Woods, Vice President: Frank Patkunas, Secretary: Karen Battschinger, Treasurer: Peggy Monaco, CTA Rep: Christine Wood, Architectural: Ed Nelson, Grounds and Maintenance: Ed Parry, Social: Pat Cronmiller, Communications: Ellen Ollett.

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SLPOA Email: southlanding@gmail.com

website: southlanding.org

South Landing Community Clean up Day April 14

Hi folks!
Spring Clean-Up Day is just around the corner. We would love to see you on Saturday, April 14th at 9am at the pool area. We will provide water and lunch for any and all who participate in our (your) neighborhood clean-up.

Brush Pick Up – Week of April 23

You may begin to place your brush at the curb in April Brush will be picked up the week of April 23rd.

Pool Opening Party - May 6

The Pool Opening Party is scheduled for Sunday, May 6th at 5pm. We will send a flyer shortly with all the details. If you would like to volunteer to help with the party please call **Pat Cronmiller at 919-499-4185.**

Look for future emails regarding **Music Trivia at The Pool**

The South Landing book group (*Between The Covers*) started two years ago. We've discovered many of our neighbors (and a few friends from other POAs) enjoy diverse subjects to read about. We have all enjoyed a reading selection that has been interesting, amusing, challenging, and uplifting. Many books are new to us - books we would never have thought to read without having them recommended for our group. So far this "reading season" we have enjoyed the books listed here.

September 1, 2017 -

[Unbroken](#) by Laura Hillenbrand.

October 6, 2017 - [America's First Daughter](#) by Dray & Kamoie.

November 3, 2017 - [Upstairs at the White House](#) by J. B. West.

December 1, 2017 - [1984](#) by George Orwell.

January 5, 2018 - [Nobody's Child: A Woman's Abusive Past and Inspiring Dream...](#) by Christina Noble.

February 2, 2018 - [Hidden Figures: The American Dream](#) by Margot Lee Shetterly.

We will be reading these books this summer.

April 6, 2018 - [The Book Thief](#) by Marcus Zusak.

May 4, 2018 - [The Boston Girl: A Novel](#) by Anita Daimant.

June 1, 2018 - [All the Light We Cannot See](#) by Anthony Doerr.

At our June meeting we'll select a list of books for our next "reading season" beginning in September 2018.

If you are interested in joining us, email Peggy Monaco at pkmva@hotmail.com or BarbaraMiller barbaram1233@gmail.com know. We meet on the first Friday of each month at the club.

Trace Hotline 919-499-2722

Call the Trace Hotline 24/7 for recorded information on road conditions, or extreme local conditions which affect Carolina Trace.

Presidents' Corner

Our Community is the Model for Others to Follow I want to thank all of you in South Landing for your support and for staying positive and helpful. As I hear stories from other POAs, I grow more and more thankful for our community and the positive attitude within South Landing.

About a year ago, I joined Nextdoor. For those unaware, Nextdoor is an "app" available on multiple mobile phone platforms and on your computer. Similar to Facebook, Nextdoor is a social platform that is geographically-limited. In our case, Nextdoor lets everyone within Carolina Trace know the happenings as anyone living within the community can post their thoughts and events.

For the most part, Nextdoor is used for the good of the community, as users post about accidents on NC-87 or weather conditions that impact our roads.

However, lately the tone has been a lot different as many users have taken to the site to complain about CTA, POAs and their fellow Carolina Trace residents. While it is fantastic to speak out and hold our fellow residents accountable, it is oftentimes taken to a negative extreme where ad hominem attacks prevail over reason. I don't know about you, when I choose

to discuss an issue and am attacked personally, I tend not to want to discuss issues that affect our community any further.

Recently, the cost of the quarry defense has been a hot topic. Frankly, when I heard what the cost of the quarry defense was, I too was shocked. When in the last year, CTA came to the POAs and asked us to bring to the residents a substantial increase in assessments, it made me uneasy. If during our annual meeting this past February you missed it, South Landing's amendment to the original proposal was what was finally approved by the CTA Directors. However, hindsight being 20/20, folks have posted on Nextdoor that they are not only unhappy about the increase in the assessment (which I understand), but very irate that money was spent on the defense at all, considering that the NC Court of Appeals panel ended up overturning the original decision in CTAs favor. In addition to this, a lot of posts have centered on whose responsibility it is to fill in ruts in the grass after exiting on Traceway, CTAs responsibility in dealing with diesel spills caused by FedEx trucks, and speeding drivers on Traceway. All of these topics are important to discuss, but again amounts to nothing more than gripes and complaints unless they are discussed civilly and followed through with action. Those on POA boards and CTA leadership do respond to the posts, discuss actions taken, and suggest to those that post how to get involved

through their POAs or attendance at special meetings held by CTA. Our own Ed Nelson (Architectural Committee Chair), is often on Nextdoor educating people on the nature of covenants and the work it takes to lead POAs and CTA. Most times, his lessons fall on deaf ears. My greatest joy is that South Landing residents on the site are helpful and kind. Though we may disagree on issues, we do so respectfully. Our community is strong and communication civil. Our community is truly the model that I wish the rest of the POAs would adopt. Again, I want to say thank-you to South Landing residents for making our jobs on the POA that much easier.

Community Area

Well, if you have left your homes at all since November, you have noticed that the tennis courts are gone. During our Annual Meeting in February, Rich Engels, presented the plan South Landing adopted to revitalize the area. A number of our residents have made financial donations toward the Community Area. Most recently, a sundial in memoriam has been committed and last week we were notified that one of our residents has pledged the funds to construct the

bocce ball court. But there is still much left to do and with it, expenses. While the board is using the remainder of the budgeted tennis court reserves to help complete phase 1 (infrastructure), once those funds are exhausted the remainder of the project will rely on monetary donations and our own labor. If you are interested in donating, you can drop off your checks in the POA mailbox on Falling Stream. Please ensure that in the memorandum portion of the check, you earmark the donation "Community Area," "Common Area," or something similar. Those funds will then be designated to the project.

South Landing Golf Outings and Dinner

All residents are invited to play golf and attend the monthly dinner at the club. For information, contact Donna Corbett at Quizmangrammy@msn.com

Upcoming dates:

April 5
May 3
June 7
July 5
August 2

New Neighbors In South Landing

Dave & Lisa Morris
1132 Deerfoot Trail

Stan & Jennifer Bordelin
1152 Deerfoot Trail

Ken Hudson
1123 Woodridge Trail

Recreation Area Revitalization

After demolition of 30 year old tennis courts in severe disrepair, the goal of the SL board is to create a recreational area which can be used by all of the SL residents and which will enhance the community appearance and also attract potential buyers.

The vision is a park setting with shade trees, drought resistant plants, flower beds, seating, a gazebo and a bocce court. This landscape plan was submitted by a graduating landscape architect student from Sandhills CC. It can be implemented in stages and includes 38 plantings.

We have some funds available to finance this project, but there is a gap of over \$8000. With volunteer labor and continued donations, we hope to reduce this gap. Consider a donation to this community area.

Important Services offered by the CT Fire Department

Our local fire department provides some wonderful services to residents. If your smoke alarms need the batteries changed and you can't reach them, they will come out and help you put new batteries in. There is a paid worker there from 7:00 am to 8:00 pm M-F. Volunteers are on call otherwise.

Knoxbox is a new option for residents which involves purchasing a special box which is attached to your home near the front door. You put a key to your home inside, and if there is an emergency- a fire and no one is home, or an elderly person falls and needs assistance, they can access the home without breaking a window or door. Each emergency vehicle has a Knoxbox which is opened with a code and allows the firefighter to get a key which opens the Knoxbox on the property. The approximate cost is \$300. Even if a person has a medic alert, the time to access the house is cut significantly.

Call the Carolina Trace Fire Department at

919-499-5811