



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: Doug Wood, CTA Rep: Dan Eastham, Architectural: Kristy Bardwell, Grounds and Maintenance: Edward Nelson, Social: Katy Henderson, Communications: Vacant

Fall Issue 2021

SLPOA Email: southlanding@gmail.com

Website: southlanding.org

President's Corner

Now is the Time for Volunteers

Our community is turning over at a fast clip, and we have a new home under construction, a first in almost a decade. For those new residents who joined us over the last couple years, welcome to the greatest POA in Carolina Trace...the hidden gem on the south side of the community. We need you now desperately; if you are a long-time resident, we need you too! By the end of this cycle in February, we will lose two-thirds of the Board, six of nine members. The President, Vice President, Architectural Review Chair, Secretary, Communications, and CTA Representative will all be fresh faces in February when we next meet after the Annual Meeting. This is a very serious concern for the community, because if we can't raise volunteers for these positions and form a quorum for a Board, we will be forced to contract with a private HOA management company. The net effect for the community is an increase in assessments. Initial estimates are an increase of \$200-300 per lot, bringing our annual assessments into the

ridiculous range compared to what we have been paying. This is not necessarily our future though if we can find volunteers willing to join. Our Nominating Committee, chaired by our Grounds and Maintenance board member, Ed Nelson, has already started reaching out to the community. If by chance they have missed you in their canvas of the neighborhood, please email your interest to Ed at maintenance.southlanding@gmail.com.

Social Events

Reminder – the Pool Closing Party is this Sunday, October 10 from 5 PM 'til . . .

Please reach out to Katy at social.southlanding@gmail.com if you have an idea for future social events.

Fall Clean-up, 16 October – 9AM

It is officially Fall and this year South Landing POA is going to host our Fall CLEAN-UP on 16 October and the pick-up of tree limbs, trimmings and yard waste is set for the week of 25 October so you should start setting out your tree limbs & trimmings

near the roads for easy pick-up beginning the first week of October.

The next branch pick-up will not be until the end of January 2022.

Volunteers for the Fall clean-up should meet at the Pool parking area at 9 AM and we will work until about 12 noon and enjoy light snacks and beverages. All volunteers need to bring masks and tools for the areas they would like to work in.

The areas that need attention are:

- a. POOL Area: Stack pool furniture.
- b. ROAD Crew: Clean-up roadside areas of sticks & limbs, blow out drainage channels on roadsides.
- c. ENTERANCE Area: Trim plants, remove weeds around South Landing signage.

Your assistance will help reduce annual costs and help keep our community looking great all year long.

If you have questions or comments, please contact Ed Nelson, (910) 488-8007.

Welcome New Neighbors from Architecture Chair

As a helpful welcome to all our new neighbors, I thought I would briefly outline the Architectural Standards established by our Property Owners Association (which you've just joined!). These can be reviewed in full online at southlanding.org under Management: Management Documents.

Projects requiring committee review/approval:

1. New home construction
2. Additions to existing homes/garages
3. Land clearing or tree removal
4. Landscaping/paving that will affect stormwater runoff
5. Fences and retaining wall
6. Docks
7. Exterior lighting
8. Driveway (construction or improvement)
9. Exterior changes to paint, siding, trim, shingles
10. Swingset, trellis, basketball hoop, pergola

The basic rule is: if your neighbors will see the project, the committee needs to review it first. Please check the guidelines and covenants for more details and to find the appropriate application. Applications with plans, pictures, etc. can be submitted to architecture.southlanding@gmail.com for review/approval.

The Architectural Committee also monitors restrictions on property use set by the Covenants & Restrictions. Please note South Landing does not permit:

1. Detached garages, sheds, or storage buildings,
2. Overnight parking on the street,
3. Clotheslines, commercial signs,
4. Visible garbage/trash/refuse (canned, bagged, loose),
5. Trailers, RVs, boats, etc. (temporary parking for loading/unloading is ok),
6. Open burning or fires without spark arrestors,
7. Loud noises,
8. Livestock.

We've all moved here for the sanctuary of the community; let's preserve it!

Fall Storm Threats

It is hurricane season, and you need to be prepared, that means having enough supplies for your house including medication, disinfectant, food supplies, masks, batteries, and pet supplies stored up. After a hurricane, you may not have access to stores for days. Being prepared allows you to avoid unnecessary excursions, and to address minor medical issues at home, alleviating the burden on urgent care centers and hospitals.

Remember that not everyone can afford to respond by stocking up on necessities. For those who can afford it, making essential purchases and slowly building up supplies in advance will allow for longer time periods between shopping trips. This helps to protect those who are unable to procure essentials in advance of the disaster and must shop more frequently. In addition, consider avoiding WIC-approved

products so that those who rely on these products can access them.

Hurricane season also means that we will get lots of rain and higher winds. When the ground gets saturated the tree roots will lose holding power and that, together with the higher winds, may cause them to be uprooted or their limbs to break off and get entangled with other limbs or trees. OSHA defines this as a "Widow-maker," which is a forestry term for a dead tree or detached branch hanging in a tree risky enough to fall and injure or kill someone.

They most commonly occur during tree felling and are statistically responsible for 11% of all chainsaw related fatalities. Avoid working under suspect trees. They may be dead or damaged with loose bark, fungus, or drilled out by woodpeckers. Avoid camping or working under large trees in threatening windstorms and ice storms.

2021 Resident Directory

Communications is working to update and distribute the 2021 Resident Directory but would like your help. If you would review your 2020 Directory and let us know if you need or want any changes to your listing. You can email us at either communications.southlanding@gmail.com or southlanding@gmail.com or drop a note in the South Landing mailbox by the pool.

Please get your replies to us no later than October 22, 2021.

Calling All Gardeners!

THE GARDEN COMMONS – A LONG-TERM VISION NEEDED

For those of you who are concerned with the appearance South Landing makes on those driving into the community and are concerned about property values as well – which I think must be just about everyone in South Landing...

I'm looking to put together a group of people who are willing to put some thought into the Garden Commons – develop a vision for its future in terms of any additional plantings that should be considered, types of edging, path surface, mulch/compost, etc., and other odds and ends related to a garden. With all of that in mind then to help set a time horizon and a budget for all of it.

Then to brainstorm the best way to manage all of this – whether we continue to do it all with volunteer labor or hire a landscape manager to care for it all and the subsequent impact on our annual assessment.

If you think you'd be interested and willing to put some of your thoughts and time into this project, please send an email to SouthLanding@gmail.com.

Our South Landing book group, Between the Covers

South Landing's Book Club meets from 1-3 pm on the first Friday of each month. Our members are mostly residents of South Landing. We meet in our

homes, and everyone takes a turn leading a discussion.

We opened our latest reading season with *Cold Mountain* by Charles Frazier. Some of our members had read the book many years ago when it was originally published. For others, this was a first opportunity to read it. We all agreed we found it so very interesting to follow the story as Inman attempts to make his way from the Civil War battlefields and hospital across North Carolina, following the Cape Fear River and choosing whether to follow the Haw or the Deep River in order to reach Cold Mountain, near Asheville, battling more than the elements in his quest for home. Donna Corbett hosted the group in her home and led our lively discussion of this fascinating story which was based on stories handed down in Mr. Frazier's family.

The lineup for the rest of our reading season is as follows:

October 1 – *The Fixer's Daughter* by Hy Conrad – discussion leader Eileen Soebbing

November 5 – *The Storyteller's Secret* by Sejal Bedani – discussion leader Karen Scheidegger

December 3 – *We Were the Lucky Ones* by Georgia Hunter – discussion leader Janet Iotti

January 7 – *The Perfect Gentleman* by June Rose – discussion leader Kathy Nelson

February 4 – *The Accidental President* by A. J. Baime - discussion leader Peggy Monaco

March 4 – *Surviving Hiroshima* by Anthony Drago - discussion leader Chris Zanga

April 1 – *The Hello Girls* by Elizabeth Cobbs – discussion leader Norma Piestrak

May 6 – *Before We Were Yours* by Lisa Wingate – discussion leader Joan Mizrahi

June 3 – *This Tender Land* by William Kent Kreuger – discussion leader Lisa Hillen

If you are interested in joining our group, contact Peggy at 571-215-1159.

Annual Meeting and Board of Directors Election

Holiday season is quickly approaching! After the holidays begin to watch for the delivery of your Annual Meeting announcement and election ballot, so you can elect some of our Property Owners Association board of directors' members. The ballots will be delivered locally or mailed after mid-December.

All elections are important, including this one for our leadership team. Each year three directors are elected to replace three retiring directors. In addition, two Architectural committee members are elected.

Please do not forget to make your vote count by returning your ballot *and* proxy by the deadline. 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 are

announced at the South Landing
Property Owners Association
Annual Meeting on February 3,
2022.

Welcome to Our New Residents

Jason & Valerie Dowdell
(returning to a lakefront home)
2035 Long Point Trail

Paul & Shana McCrimmon
and their children Zaiden, Zoey,
and Ezekiel
2072 Sandalwood Drive

Steven McGinnis
1124 Woodridge Trail

Marcelo & Andrea Mendoza
2039 Long Point Trail

Robert Neilsen & Mallory
Nebrich
2034 Long Point Trail

Kelly & Patricia Ray
1118 Falling Stream

Brian & Marta Stewart
1115 Falling Stream

We hope you are enjoying your
new place and look forward to
meeting you all!

Article Suggestions

Send any suggestions for future
newsletter articles to:
[communications.southlanding@
gmail.com](mailto:communications.southlanding@gmail.com)