

SummerHill newsflash



Up-To-Date News For Summer Hill Residents – Vol. 3 Issue 4

in this issue >>>

Story #1-Results of HOA Vote
Story #2-Community Yard Sale
Story #3-HOA Yard Sale
Story #4-Survey Results & Resident Comments
Story #5- Annual Meeting Preview
Story #5-Your HOA Dues at Work
Story #7-President's Responses to Resident comments
Story #8 – Proposed 21-22 Budget
Story #9-Committee Reports
Story#10-HOA BBQ in June
Final Thoughts

Results of HOA Vote

Pursuant to the close of voting on April 6th it was determined that a total of 95 votes were cast, which constituted a quorum (at least 20% of owners).

The results of the votes are as follows:

1. The annual budget was approved, 84 for, 1 against, 10 blank..
2. The following officers were elected: Liz Beerman, 91 for, 2 against, 3 blank; Janet Hassell, 91 for, 1 against, 3 blank; Kathy Moran, 87 for, 2 against, 6 blank; Renee Paul, 90 for, 2 against, 3 blank; Terry Wilson, 89 for, 1 against, 5 blank.

Officer positions will be decided among the board members at the organization meeting on the 15th. All results will be made official at the April 15th Zoom meeting. The schedule for HOA Board Meetings for 2021-22 are:

June 10, 2021

August 12, 2021

October 14, 2021

December 9, 2021

February 18, 2022

Annual Meeting: April 13, 2022

Until further notice, meetings will be held using a Zoom format. However, when we can get back to meeting in person, we will. We will then consider doing concurrent Zoom and in-person meetings for resident convenience. Meetings will begin at 6:30 pm.

HOA-Wide Yard Sale on April 30 & May 1, 2021

Bryce Hammer, a resident in Haven Hill, has offered to organize an HOA-wide community yard sale. Participation is completely voluntary. Bryce will post announcements on Facebook and Next Door Neighbor. He shared that in his previous HOA, they had one annually, usually in the spring after folks had done some spring cleaning and found "stuff" they could live without, but perhaps their neighbors would love to have. Sales will be held in the individual's yard to avoid hauling items to a central location.

Bryce would be grateful for several residents to help with the organization of the sale. If you would like to help, call Bryce at 970-474-0092 or email him at woodenkey@aol.com, to help.



Community
YARD SALE

**Summer Hill
Subdivision**

April 30 & May 1

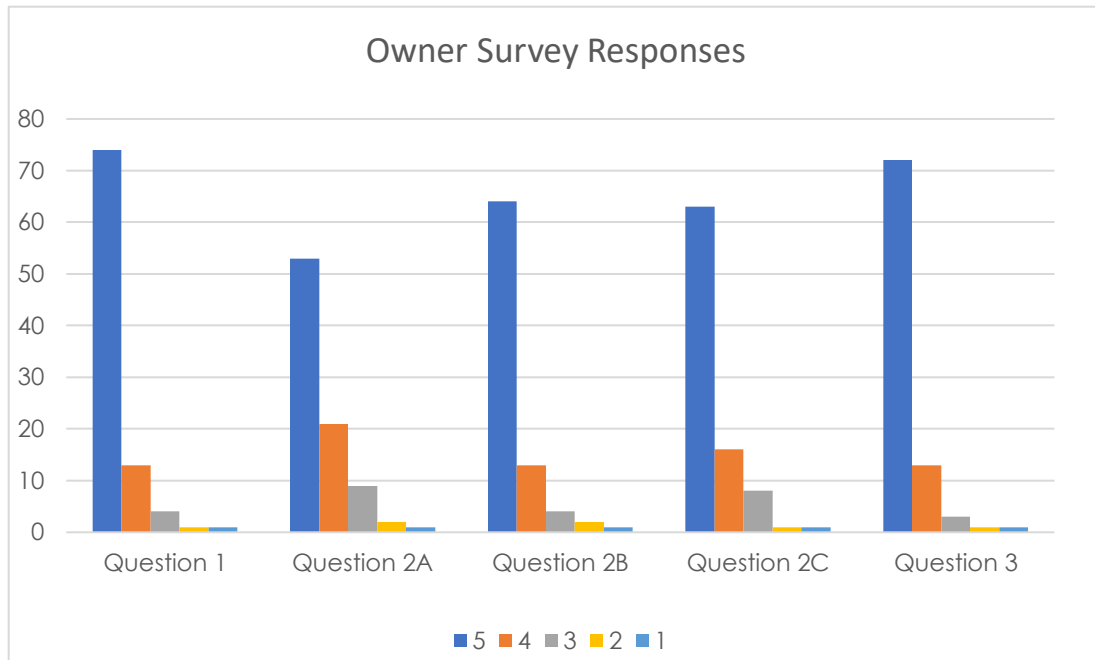
Starts 8AM
Friday and Saturday

Enter from 26 1/2 Rd. via Summer Hill Way
or
Enter from Lanai Dr. through Paradise Hills



SURVEY RESULTS

Thanks to all the residents who provided comments on the survey included with the Annual Meeting ballot. Here are the results:



Question 1: How well do information resources offered by the board meet your needs as an owner?

Owner comments:

- "Love the news flashes and updates. Very helpful."
- "Maybe not so many News Flashes. Often less is more." "
- "Stick to relevant information specifically regarding HOA. Don't need the opinions and mothering."
- "Can always do better." "Need new Blood."
- "Communication is very good." "Excellent transparency & more info than we can digest!"
- "Improve method of notices on mailboxes."
- "My husband and I own several high-end rentals like our property in Summer Hill. This HOA is the best in the bunch. Well done!"
- "Keep up the good work – 10+--"
- "Our E&E isn't notified when a reported problem has been completed."
- "Newsletter was a great idea! We are so appreciative of them (volunteers) being willing to keep Summer Hill looking good."
- "New Flashes, excellent communication tool. I believe this board has been very effective in connecting with residents. Your fiscal responsibility is appreciated! Jim's tracking system has improved communication between E&E's, landscaping company, and board members. Janet has been a key person in getting problems addressed. Thank you. Continue Zoom Board meetings. Allows residents to attend key meetings and meetings w/issues they are interested in. Keep communicating with residents re: HOA challenges, i.e., ditch maintenance costs and concerns re: who is responsible."

2A Questions re: WD as primary irrigation and landscaping contractor:

Owners' comments:

- "It appears that WD started behind but kept improving. They are professional and courteous."
- "WD is a big improvement."
- "Area looks great. Please don't succumb to demands of a few homeowners who constantly complain."

(Continued page 4)

Annual Meeting Preview

At the close of voting on April 6th, we recorded votes from over 40% of the owners, which is twice the number required for a quorum (20% of owners). The budget and board members were approved by 99% of the recorded ballots. As of April 1, 2021, we enter our new fiscal year. Below, please note the year-end budget figures as well as the non-contract expense detail for WD by type and location of expense.

While the budget and election of officers is not official until after the April 15th meeting, the voting is complete and will not change the outcome.

Owners will receive a Zoom link and materials related to the Annual Meeting on April 10th, for the meeting on April 15th at 6:30 pm. Committee reports will be included in your Annual Meeting materials.

If you have an item you want to discuss at the Annual Meeting, please notify Janet Hassell at least three days prior to the meeting in order to allow time for discussion.

Your HOA Dues at Work

End of Year PR/WO's summary for WD by type and location

Neighborhood	Number of PR, ER, and WO's											Grand Total
	Common Area Softscape	Drainage Ditch	Irrigation	Major Projects	Native	Ponds	Trees	Turf	Weeds in Common Area Softscape	Weeds in Native	Weeds in Turf	
Amber Spring Ct	4		8					1	2			15
Amber Spring Way			2									2
Autumn Brook Ct			4						1			5
Haven Crest Circle			1									1
Haven Hill Drive			8									8
Lanai Dr			2						1			3
Meadow Crest Ct	1		2						2			5
N Haven Crest Ct									1			1
S Haven Crest Ct	1		5	1								7
Spring Crossing Rd	4		12			1		1	2			20
Summer Bend Ct			15		1			2	1	1		20
Summer Breeze Ct	1	1	4						1	1		8
Summer Crest Ct			19			1		2				22
Summer Hill Ct			39		3					1	1	44
Summer Hill HOA	4		16	1		2	1	1	1	1		27
Summer Hill Way	4		4			7						15
Summer Sage Ct			6		6		1	1				14
Summer Vale Circle	1		9		6	5			2			23
Grand Total	20	1	156	2	16	16	2	8	14	4	1	240

Neighborhood	Status (Blank means OPEN)				Grand Total
	Canceled	Complete	On Hold		
Amber Spring Ct	1	14			15
Amber Spring Way		2			2
Autumn Brook Ct		5			5
Haven Crest Circle	1				1
Haven Hill Drive	1	7			8
Lanai Dr	2	1			3
Meadow Crest Ct		4			5
N Haven Crest Ct		1			1
S Haven Crest Ct	2	5			7
Spring Crossing Rd		20			20
Summer Bend Ct	1	19			20
Summer Breeze Ct	1	7			8
Summer Crest Ct		19			22
Summer Hill Ct		43			44
Summer Hill HOA	4	19	1		27
Summer Hill Way	1	10			15
Summer Sage Ct		13			14
Summer Vale Circle	4	19			23
Grand Total	8	208	1		240

2A Questions re: WD as primary irrigation and landscaping contractor:

Owners' comments:

- “Would appreciate WD doing a better job of clean up in the softscape areas after mowing and trimming! Miss cleanup on some Softscape areas that are not in front and obviously noticeable.”
- “I would like to see WD yards make one pass through each area on mowing day instead of doing one part of the job in the morning and coming back in the afternoon to complete another part. Noisy!!”
- “WD much better than Bookcliff.” “The neighborhood looks great, will be even better when the west pond is cleaned up[. A wonderful place to live.” “WD is doing a great job. Glad we switched.” “Have done much better than the last time they were contracted by Summerhill.
- “We have had to have most of our front yard shrubs and flowers replaced due to insufficient care and watering.”
- “Please don't blow rocks into turf. Please don't blow grass clippings into front entry. Thank you.”

Question 2B: E&E Communication and response

Owner's comments:

- “Our E&E isn't notified when a reported problem has been completed.”
- “Some members of the eyes and ears do not think they need to pass on problems of individual owners.”
- “It seems that some of the landscaping needs more attention to the plants. The lawns did OK for 2020 but plants often did not get enough water.”

Question 2C: - How well do the Board and committee chairs respond to problems?

Owner' comments:

- “The ditch running under Amber Spring access street is full of weeds and offers the following negative subjects: 1. People coming into Summer Hill via Amber Spring Way are greeted with a weed infested sight. 2. Failure to remove weeds and seeds promote more weeds for all to see. 3. The weeds do not run the full ditch so removal is limited but requires annual attention.”
- “I hope the ponds improve with new treatment. Carp are great! Some of our lawn nearly died last year. I routinely self-water with city water. Maybe better this year. Janet, et al, I fully realize that the terraces behind my home (2681) are steep, but the Summer Hill Ct wind blows up there and it is unsightly. I've been up there several times to repair the fabric and add redwood chips but it persists. Can we do anything? Grape netting over the mulch? I'll help and help pay. It's just ugly.”
- “Maybe some new grass needs to be planted and watered longer. We are doing our own.”
- “Less irrigation on natural turf.”
- “So many irrigational outages, difficult to determine when systems will be fixed. Homeowners need to have workarounds.”

Question 3: Importance of volunteers to success of HOA

Owner's comments:

- “Volunterism is very important but many homeowners are intimidated by the huge amount of work the Board has been doing. Keep it simple and maybe people won't be so afraid to volunteer.”
- “Thanks for your time and effort and kindness.”
- “Appreciate the expertise and effort of residents.”
- “Good participation at all levels of the HOA is a tribute to the homeowners and how much they care about the community.”
- “Participation is very important and we can all do something to ease the load of the volunteers.”

RESPONSES FROM THE PREZ:

“Thanks to all who took the time to share your thoughtful remarks. We certainly appreciate the positive comments regarding the management of the HOA and the support the residents express toward our HOA Board, Committee chairs and E&E's. It really “takes a village” to make things work!

“Communication continues to be a vital part of the operation of the HOA, and we will fine-tune the feedback mechanism to E&E's so they know when work has been completed. We will share the landscaping concerns with WD, e.g., cleaning up better after mowing and trimming, and not blowing rocks in the turf or blowing grass onto the sidewalks or front porches. We will encourage WD to mow, blow, and trim one culdesac at a time to reduce the period of noise to a minimum.

RESPONSES FROM THE PREZ- continued from page 4

“The issue of the drainages and weed control is currently being studied by the board to determine how to manage the areas most efficiently and economically. An important part of the solution is to determine who in fact is responsible for the management of the drainages. The responsibility has been kicked down the road from City to the now defunct Drainage Commission, and has ended up in the lap of the HOA. Probably the least expensive way to control the weeds is to burn the ditch areas, but that is not the best solution in terms of smoke, pollution, and risk. We are working with WD to implement herbicides, as well as cutting and removing the weeds on a seasonal basis. Unfortunately, a thorough cleanup is expensive. Lest residents don’t think the Board is taking this problem seriously, be assured that we will continue to get done what we can within budget constraints to keep the areas safe and attractive.

“Regarding the mulch on the terraces on Summer Hill Court: the board is aware that the wood mulch on the hill is unsatisfactory. The best solution would be to replace it with gravel, if not all the area, a part of the area. However, that option is very costly, running anywhere from \$4-6K. A few years ago, we applied a product that had adhesive that held the mulch in place. We might try to use that again.

We recognize the system for flyers is less than adequate, the sheet protectors don’t keep the rain out and the ink runs. Anyone have any ideas for a better system?

Regarding landscaping and turf questions, the work WD did during the winter repairing irrigation lines and systems should help I in preventing breakdowns and interruptions in the irrigation. WD has plans to continue to improve the soil, the grass and weed control this coming season. The board and E&E’s will continue to monitor it.”

“For the resident who voted “no” for all the board candidates and suggested the HOA needs “new blood”, step right up!!! There’s room for two more members on the board!”

Annual Committee Reports

FROM THE ARCHITECTURAL CONTROL COMMITTEE – SPRING 2021

“As we transition from the horrors of the COVID pandemic, the Summer Hill Architectural Control Committee (ACC) has already been very involved in the construction of several new homes on Spring Crossing, Autumn Brook Court and Meadow Crest Court. We’ve reviewed and approved both construction and landscaping plans for several new Porter homes with more to follow as Bray & Co. further develops Filing #8 along Meadow Crest and Autumn Brook Courts.

“This is not to say that the remainder of Summer Hill properties have been idle...in fact, several homeowners have decided to upgrade their homes by adding landscape walls, fences and improving their patio areas by applying concrete stain to compliment their home exterior. Many have also added backyard improvements for improved privacy and the always-present need for front and backyard pergolas. We’re also seeing increased interest in upgrading the landscaped areas of side and rear-lot areas with larger sidewalks, landscape walls and enhanced plantings. Already this year, we’ve approved the installation of a satellite dish and solar system on separate homes...all in a day’s work!

“For those living in Filings 1 thru 5 and to a certain degree Filing #6 (Summer Hill Court) one note worth repeating is that the original paint colors are no-longer available and substitutes are necessary to upgrade or repair the residences. This can mean many things; including upgrading the colors of the home’s trim and accent colors to modern, available colors schemes. If you decide to re-paint a portion of your home or landscape walls, please ensure you maintain the neighborhood color sequence and be aware of the colors you share with your next-door neighbor. Remember, our Covenants require all colors to be “muted Earth tones” and pre-approved by the Architectural Control Committee.

“Section 10.08. Yard Ornamentation: Questions continue to arise from homeowners wanting to add decorative items to their yards such as plastic flowers, windmills, flower boxes, statues, bird-baths or feeders. In accordance with Section 10.08, these items must be screened from public view or approved by the ACC. In addition, clothes-lines, dog-runs, service or storage areas must not be located on any lot so they are visible from the street. Overall, the ACC strives to limit the ornamentation in each lot, especially in the front yards.”

Brad Pearson, Chairman
Summer Hill ACC

FROM THE TREE COMMITTEE – SPRING 2021

“Last April, Mike James with Mountain States Tree Service did the annual spraying of ash and pinon trees for lilac borer, scale, aphids, mites and bark beetle. In July he did the annual spraying of prunus trees (ornamental plum, cherry, etc.) for peach borer, and the 2nd round of spraying the pinons. Both of these spraying programs will continue in 2021.

“Strictly Hedges has continued pruning trees on a rotating basis, with different areas of the development being pruned each summer.

“In order to prevent winter sun scald damage to young tree trunks, we started a program of painting the southwest side of the trunks white. This should reduce problems with secondary insects getting into the trees through bark splits.

“Summer Hill soil is very alkaline with lots of heavy clay, and some areas contain shale. Turf grass areas are irrigated almost every night, not the way a tree likes to be watered. And other areas, especially in the newer filings, have harsh desert conditions unfavorable to many of the ornamental trees that so many homeowners love. It’s a challenge, and sadly, we had to remove 9 dead trees last summer. Two were replaced with trees more appropriate to growing conditions, another was replaced with a shrub, another with decorative rocks. If you notice a tree looking stressed or “puny”, please tell your E&E so we can try to identify the cause.

“Summer Hill homeowner Sue Polan has joined the Tree Maintenance committee. Sue, thanks so much for volunteering.

Jan McRae, Tree Maintenance

Bray Plans HOA BBQ for June 3rd, 5 pm

Now that Covid is less of a risk, we can resume a long-held tradition of a great Bray BBQ with Kevin at the grill at the Gazebo on Summer Hill Court.

Kevin furnishes the hamburgers, hot dogs and brats and all the fixing’s. Bring your favorite beverage or enjoy those provided by Kevin and don’t forget a folding chair. Residents are suggested to bring a side dish and/ora dessert. The fun starts at 5 pm and this is a great opportunity to get to know your neighbors.

*So put it on your calendar!
AT THE GAZEBO!*



*Your HOA Board Today**

*President – Janet Hassell
Vice President –Kathy Moran
Secretary – Liz Beerman
Treasurer – Kathy White
Member – Sue Polan
Member – Renee Paul
Member – Terry Wilson*

**Officer positions may change as of April 15th meeting*