

# SummerHill newsflash



Up-To-Date News For Summer Hill Residents – Vol. 3 Issue 5

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## *HOA Dues-Time Coming June 1st*

Ah, the curse of HOA membership: paying dues! Of course, we think residents get a pretty good deal for the cost (of course you can disagree!). The Board worked hard to put together a budget that did not include an increase in dues, so everyone should appreciate that.

By now, residents should have received their dues invoice from our accountant/treasurer Kathy White. Please note the invoice instructions that state payment can be made in one lump sum, due June 1<sup>st</sup>, or in two equal payments due June 1<sup>st</sup> and July 1<sup>st</sup>.

As the HOA has ongoing expenses that tend to increase as the 2021-22 season cranks up, prompt payment is very much appreciated for us to stay in the black.

## *WD Update*

- Most of the irrigation is working.
- Breaks on Summer Bend and Summer Sage are being repaired or have been.
- The Roundabout pump house leak is repaired as of Thursday, 5-6-21, but it may be a few days until it is fully operational. Filings 6-8 will then resume their regular watering schedule. A schedule will be sent out as soon as it is available.
- Weed and dandelion control is being stepped up.
- Native area weed treatment will begin on June 1<sup>st</sup>.
- Private irrigation startups are still available through WD at 970 243-1229

## *“But my plants are looking dead... ...what to do?”*

Some famous person recently said, “Help is on the way!” And indeed it is. Every spring, when enough time has passed for even the late bloomers to have had a chance to “wake up” for Spring, the Softscape Committee (Sue Polan, Linda Griffith, Janet Hassell and Erik Bennett from WD) do a walk-around of the various filings and culdesacs to assess the condition of landscape plantings. The walkaround for the culdesacs west of the Summer Hill Way roundabout is set for Monday, May 10<sup>th</sup>. The walk-around for Filings 6, 7 and 8, is set for Tuesday, May 11<sup>th</sup>.

Both are scheduled for 8:30 am, so if you have special concerns you want to share, you might want to be available that morning to visit with the committee as they come by.

After this needs assessment is complete, a trip to the appropriate nursery is planned for Wednesday, May 12<sup>th</sup>, to purchase plants. Keep in mind that plants will only be put in the ground when and if adequate irrigation to support them is available.

WD is aware of this and is working hard to get all the irrigation up and running to support plant replacement.

# Your HOA Dues at Work

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2021 through April 30, 2021 Cash Basis				
	2021-2022 Annual Budget	2021-2022 Actual April	2021-2022 Over (Under) Budget	% Budget
<b>Income</b>				
Dues Assessment	190,575	3,700	(186,875)	1.94%
Transfer fees	1,500	375	(1,125)	25.00%
Dues Assessment-Filing 8b (unbudgeted)	-	-	-	-
Grand Valley Power-Return of capital credits	-	-	-	-
Finance Charges-Customers	-	-	-	-
Interest Income-Savings Acct	100	3	(97)	3.00%
<b>Total Income</b>	<b>192,175</b>	<b>4,078</b>	<b>(188,097)</b>	<b>2.12%</b>
<b>Expenses</b>				
<b>Landscape Maintenance</b>				
Landscape Maintenance	-	-	-	-
Irrigation - per contract	10,000	833	(9,167)	8.33%
Irrigation - non routine	25,000	260	(24,740)	1.04%
Turf - per contract	56,795	4,733	(52,062)	8.33%
Turf - non routine	2,000	-	(2,000)	0.00%
Turf - new homes	2,360	-	(2,360)	0.00%
Native Grasses/Pathways - per contract	5,920	493	(5,427)	8.33%
Native Grasses/Pathways - non routine	1,500	-	(1,500)	0.00%
Miscellaneous Maintenance	1,500	145	(1,355)	9.67%
Major projects	9,000	-	(9,000)	0.00%
Winter Work	7,500	-	(7,500)	0.00%
Irrigation Water	2,000	-	(2,000)	0.00%
Snow Removal	1,500	-	(1,500)	0.00%
Utilities	9,800	113	(9,687)	1.15%
<b>Total Landscape Maintenance</b>	<b>134,875</b>	<b>6,577</b>	<b>(128,298)</b>	<b>4.88%</b>
<b>Common Areas</b>				
Softscape - per contract	29,483	2,457	(27,026)	8.33%
Softscape - non routine	4,000	552	(3,448)	13.80%
Softscape - residential	-	-	-	-
Major Project-Softscape	-	-	-	-
Ponds - per contract	4,400	367	(4,033)	8.34%
Ponds - non routine	2,000	325	(1,675)	16.25%
Ditch Maintenance	6,000	-	(6,000)	0.00%
Tree Spraying & Maintenance	4,000	-	(4,000)	0.00%
<b>Total Common Areas</b>	<b>49,883</b>	<b>3,701</b>	<b>(46,182)</b>	<b>7.42%</b>
<b>Administration</b>				
Website design and expenses	100	-	(100)	-
Insurance	1,600	1,446	(154)	90.38%
Legal and professional fees	4,000	-	(4,000)	0.00%
Office expense/postage/annual mtg/state registration	1,500	694	(806)	46.27%
Income Taxes (paid on interest income from bank)	-	-	-	-
<b>Total Administration</b>	<b>7,200</b>	<b>2,140</b>	<b>(5,060)</b>	<b>29.72%</b>
<b>TOTAL EXPENSES</b>	<b>191,958</b>	<b>12,418</b>	<b>(179,540)</b>	<b>6.47%</b>
<b>CASH RECEIPTS LESS CASH EXPENSES</b>	<b>217</b>	<b>(8,340)</b>		
Beginning of Year Cash Balance		63,351		
<b>Cash Balance as of April 30, 2021</b>		<b>\$ 55,011</b>		

Neighborhood	Number of PR, ER, and WOs (Blank means OPEN)			Grand Total
	Canceled	Complete		
Amber Spring Ct	1		1	2
Autumn Brook Ct	3			3
Meadow Crest Ct	1	1		2
S Haven Crest Ct	1			1
Spring Crossing Rd	10			10
Summer Bend Ct	1	1	1	3
Summer Breeze Ct			1	1
Summer Crest Ct	2	2		4
Summer Hill Ct	6	3	1	10
Summer Hill HOA	2	2	3	7
Summer Hill Way	3	2	2	7
Summer Sage Ct	1		1	2
Summer Vale Circle		1	2	3
<b>Grand Total</b>	<b>31</b>	<b>11</b>	<b>13</b>	<b>55</b>

Neighborhood	Number of PR, ER, and WOs								Grand Total	
	Type	Common Area			Residential		Weeds in			
		Softscape	Irrigation	Native	Ponds	Softscape	Trees	Turf	Turf	Total
Autumn Brook Ct			2			1				3
Meadow Crest Ct	1		1							2
S Haven Crest Ct			1							1
Spring Crossing Rd	1	5				4				10
Summer Bend Ct		2				1				3
Summer Breeze Ct								1		1
Summer Crest Ct	1							2	1	4
Summer Hill Ct		7		1						8
Summer Hill HOA		4	1	1						6
Summer Hill Way	2			3			1			6
Summer Sage Ct		1						1		2
Summer Vale Circle	2									2
<b>Grand Total</b>	<b>7</b>	<b>23</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>48</b>	

## Summer Hill Real Estate Update

Merrite Wyatt tells us:

"Summerhill is moving along well! We have have a custom home finished and the new owner moves in Thursday.

Another Custom home in the new filing will be done in a few months. Construction costs have increased but the quality of life that Summerhill offers has helped us keep moving forward.

"Currently in Summerhill we have 3 new spec houses with one finished in the next 45 days or so. Are also working on plans and drawings for 3 new custom homes as well."

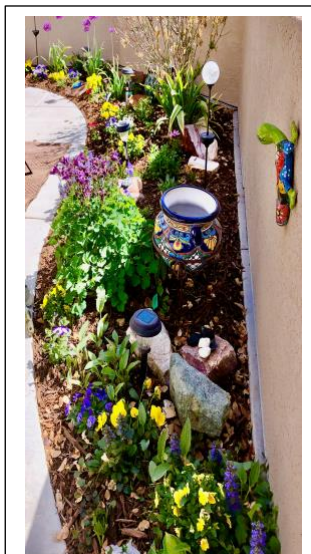
"Very exciting times in Summerhill."

## Coming up in June: Summer BBQ

Get ready for some good eating and fellowship at the HOA Gazebo on Thursday, June 3<sup>rd</sup>. Kevin Bray will crank up the BBQ and do his chef magic with hamburgers, hot dogs, and brats. He is also providing all the fixin's and a libation or two!

Residents are asked to add to the event by bringing a side dish (or two) or a dessert. Also, bring a lawn chair and drink of choice if you aren't a beer or wine drinker.

If we remain socially distanced and you have been vaccinated, you can leave your mask at home. Otherwise, please protect yourself and others by wearing your mask.



Allen & Wendy Christy's lovely English Garden



Jane Foster's amazing white irises.

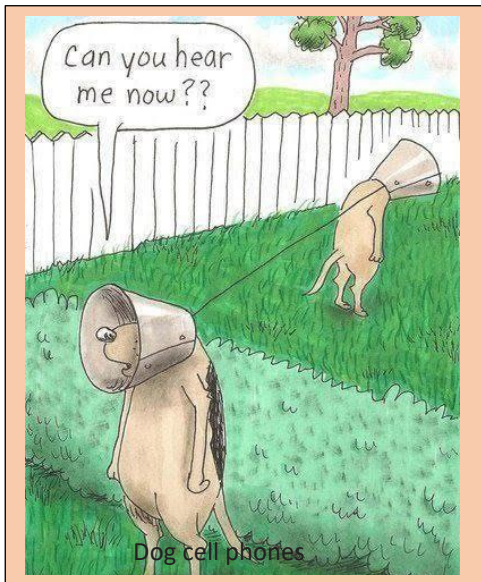
*final thoughts...*

*"Do not judge my story by  
the chapter you walked in  
on."*

*Author unknown*



*Spring is Here!!*



What are your ideas to improve Summer Hill?

- + Special Projects for the Board to investigate?
- + Ways to improve communication in the community?
- + Volunteer for a Board position? We still have openings for two additional members. Join us.

Send your thoughts to [janethassell1@gmail.com](mailto:janethassell1@gmail.com) and she will share them with the HOA Board.

**Your HOA Board**

- President – Janet Hassell*
- Secretary – Liz Beerman*
- Treasurer – Kathy White*
- Member– Kathy Moran*
- Member – Renee Paul*
- Member – Terry Wilson*
  
- Softscape/Trees- Sue Polan*

*Summer Hill*

Summer Hill Home Owners Association – PO Box 3896 – Grand Junction, CO 81502

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