

SummerHill newsflash



Up-To-Date News For Summer Hill Residents – Vol. 3 Issue 7

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HOA Board Meeting held June 10th

At the Board Meeting, the Board discussed the following topics:

Financial status: Current cash balance is \$169,676 with only \$31,000 remaining dues to come in as of 6/8/21. We are well within budget with all expenses.

ACC: Brad Pearson reported there are no pending requests currently.

Trees: Mountain States Tree Service has sprayed for bark beetle, aphids, scale & Epps beetle. Some trimming has been done—you can see the Summer Hill Sign when driving into the subdivision now.

Softscape: Sue Polan reported that in the Spring walkabout, they addressed both plant and watering issues. Over 40 plants have been replaced at a cost of over \$500. The persistent heat wave and insects continue to take their toll.

E&E's: These appreciated E&E's continue to submit problem reports when they observe problems with irrigation, trees and landscape plants. We can't thank them and Harry McDonald, their coordinator, enough.

Wall Repair: The age and wear and tear of the wall was discussed and several ideas expressed with how to proceed. It is over 1,000 feet long, and any comprehensive project will be quite costly. A temporary solution to cap the wall with a similar colored product is being investigated.

Control of noxious weeds and trees: The recently approved policy that addresses this was reviewed, as was the desire to remove any such plants from the native areas.

The next HOA Board Meeting is set for August 12, 2021. It will be a combo meeting of in-person at Kathy Moran's home and Zoom.

WD Update

- The Turf areas are 95% emerald green and lush. Problems areas are now the focus.
- The Roundabout pump repair is being postponed until later in the summer because it will require shutting off the water for 3-4 days. The pump is still operating and serving Filings 6, 7 & 8.
- Routine irrigation problems are being addressed.
- The intense heat is taking it's toll on many of the landscape plants. Residents may want to water them occasionally with domestic water, especially on weekends when there is not scheduled irrigation.
- Native area weed treatment has been started, targeting pampas and white top.
- Current irrigation schedules were published in the Special Irrigation Flash. Of course, the times and frequency may change as weather changes dictate.

East Pond Pump update

On Friday, June 11, Bill Christensen and Mike Bishop of WD pulled the East Pond pump to evaluate its status. There was not any obvious damage to the pump but they did clean out a filter and replaced a washer. This may improve function slightly. Regardless of these findings, the Board has directed WD to give an estimate to replace the pump with a larger horsepower version that will better serve the Haven Hill and Lanai residents.

The Board will be meeting with the Haven Hill and Lanai residents, after an anticipated cost, to purchase and install the pump, has been established, to discuss their role in funding the replacement.

Your HOA Dues at Work

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2021 through May 31, 2021 Cash Basis				
	2021-2022 Annual Budget	2021-2022 Actual Apr-May	2021-2022 Over (Under) Budget	% Budget
Income				
Dues Assessment				
Transfer fees	190,575	137,913	(52,662)	72.37%
Dues Assessment-Filing 8b (unbudgeted)	1,500	625	(875)	41.67%
Grand Valley Power-Return of capital credits	-	-	-	-
Finance Charges-Customers	-	-	-	-
Interest Income-Savings Acct	100	9	(91)	9.00%
Total Income	192,175	138,547	(53,628)	72.09%
Expenses				
Landscape Maintenance				
Irrigation - per contract	10,000	1,667	(8,333)	16.67%
Irrigation - non routine	25,000	7,128	(17,872)	28.51%
Turf - per contract	56,795	9,466	(47,329)	16.67%
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	986	(4,934)	16.66%
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	616	(9,184)	6.29%
Total Landscape Maintenance	134,875	20,008	(114,867)	14.83%
Common Areas				
Softscape - per contract	29,483	4,914	(24,569)	16.67%
Softscape - non routine	4,000	1,063	(2,937)	26.58%
Softscape - residential	-	-	-	-
Major Project-Softscape	-	-	-	-
Ponds - per contract	4,400	733	(3,667)	16.66%
Ponds - non routine	2,000	326	(1,674)	16.30%
Ditch Maintenance	6,000	720	(5,280)	12.00%
Tree Spraying & Maintenance	4,000	2,140	(1,860)	53.50%
Total Common Areas	49,883	9,896	(39,987)	19.84%
Administration				
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	872	(628)	58.13%
Income Taxes (paid on interest income from bank)	-	-	-	-
Total Administration	7,200	2,318	(4,882)	32.19%
TOTAL EXPENSES	191,958	32,222	(159,736)	16.79%
CASH RECEIPTS LESS CASH EXPENSES	217	106,325		
Beginning of Year Cash Balance		63,351		
Cash Balance as of May 31, 2021		\$ 169,676		

Neighborhood	Type										Grand Total	
	Common Area Softscape	Drainage Ditch	General	Irrigation	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area Softscape		
Amber Spring Ct		1	1		1							4
Autumn Brook Ct					2			1		1		4
Haven Hill Drive									1			1
Lanai Dr												1
Meadow Crest Ct	1			1								2
S Haven Crest Ct				2								2
Spring Crossing Rd	1		1	5				5	1			13
Summer Bend Ct	1			4				2				7
Summer Breeze Ct	1								1			3
Summer Crest Ct	1			5						2		9
Summer Hill Ct	2			18				1	1	2	1	26
Summer Hill HOA				4	1	1	1	1	2			9
Summer Hill Way	2					4			2			8
Summer Sage Ct					2	3		1	1		1	8
Summer Vale Circle	2					3			1			6
Grand Total	12	1	1	45	7	7	13	9	6	1	1	103

Neighborhood	Number of PR, ER, and WOs (Blank means OPEN)			Grand Total
	Canceled	Complete		
Amber Spring Ct	3	1		4
Autumn Brook Ct	2	2		4
Haven Hill Drive	1			1
Lanai Dr	1			1
Meadow Crest Ct		2		2
S Haven Crest Ct		2		2
Spring Crossing Rd	9	4		13
Summer Bend Ct	2	1	4	7
Summer Breeze Ct	2	1		3
Summer Crest Ct	7	2		9
Summer Hill Ct	11	5	10	26
Summer Hill HOA	4	2	3	9
Summer Hill Way	4	2	2	8
Summer Sage Ct	7	1	1	8
Summer Vale Circle	2	1	3	6
Grand Total	55	13	35	103

Neighborhood	Type										Grand Total
	Common Area Softscape	Irrigation	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area Softscape	Weeds in Turf		
Amber Spring Ct		1									1
Autumn Brook Ct		2			1		1				4
Lanai Dr		1									1
Meadow Crest Ct	1	1									2
S Haven Crest Ct		2									2
Spring Crossing Rd	1	6			5						12
Summer Bend Ct	1	4			2						7
Summer Breeze Ct	1				1		1				3
Summer Crest Ct	1	5					2			1	9
Summer Hill Ct	2	18		1	1		1	1			24
Summer Hill HOA		4	1	1	1						7
Summer Hill Way	2			3		1					6
Summer Sage Ct		2	3		1		1				7
Summer Vale Circle	2			3							5
Grand Total	11	46	7	5	12	1	6	1	1	1	90

Community BBQ well attended and enjoyed!





Volunteer for your Board or a Committee

According to a 2018 study by the University of Maryland, the United States has experienced a significant decline in the percentage of Americans who volunteer to community organizations. By volunteering as a member of your homeowners association, you can make a difference in your community. HOAs in Colorado depend on volunteers for board membership, committees and other roles within the organization.

Volunteering in our association may also expose you to the processes in place used to govern the community, which may in turn help provide a viewpoint not yet seen. Sometimes, by being part of a process, we can gain a better understanding of that process. Frequently, the way in which we perceive a given situation depends on the role we play in that situation. Volunteering is a great way of changing roles and allowing for difference in perspective.

If one of the reasons you purchased your home in Summer Hill is the idea that community standards will help protect and possibly increase property values, then volunteering is a great way to ensure that idea is realized. Since our board makes the vast majority of the decisions for our HOA, becoming a board member is the most direct way of making a difference in participating in your community.

final thoughts....

Happy Father's Day!

"A father is neither an anchor to hold us back nor a sail to take us there, but a guiding light whose love shows us the way."

-Unknown

"I believe that what we become depends on what our fathers teach us at odd moments, when they aren't trying to teach us. We are formed by little scraps of wisdom."

- Umberto Eco, *Foucault's Pendulum*

"By profession I am a soldier and take great pride in that fact, but I am also prouder, infinitely prouder, to be a father. A soldier destroys in order to build; the father only builds, never destroys."

- General Douglas MacArthur

"No man stands taller than when he stoops to help a child."

- Abraham Lincoln



Harry McDonald inspired us on Memorial Day with Taps and the Lord's Prayer at 3 pm, then Retreat and more at 8 pm. Thanks for helping us to remember.

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

Email – GJSummerHillHOA@gmail.com

Website – SummerHillhoagj.com