

SummerHill newsflash



Up-To-Date News For Summer Hill Residents – Vol. 3 Issue 10

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Welcome to our Colorado Autumn!

With any luck, we have passed the intense heat of the summer and the evenings are almost chilly with a hint of fall in the air. Soon the trees will begin to turn those lovely golds, reds, and yellows—and we worry about what to do with our outdoor plants!

Check out the suggestions on page 4 for preparing your plants for winter.

The War on Pampas Grasses

“Pampas grass is a quickly growing grass that forms massive clumps along roadsides, steep cliffs, river banks and open areas that have been disturbed by human activities or natural disturbances. Pampas grass is a non-native, invasive plant and is a threat to native plants. Once established, the vigorously growing pampas grass pushes out other vegetation already living there. It creates habitats that are lower in biodiversity, clogs waterways and wetlands and causes environmental chaos. When dry, it can be a fire hazard. Each frond contains over 1,000 seeds, which are carried up to 20 miles by the wind, creating a very difficult control problem.

Where pampas grows in our HOA native areas, other growth is inhibited and large bare areas have emerged. Fortunately, once eradicated, native grasses will seed and fill in the bare areas.

Here in Summer Hill subdivision, we spend a lot of HOA dues to control pampas with mowing, herbicides and removing plants. Friday, Sept. 3, WD sprayed the native grasses throughout the subdivision for pampas, Russian olives, and other weeds. They followed up with mowing the areas on Sept. 17. If after a week or so, there isn't significant die-off, they will spray again.

Many residents who have pampas on their property have taken responsibility to cut off the fronds to reduce their spread. If you have pampas on your property, PLEASE CUT OFF THE FRONDS, OR REMOVE THE PLANTS. Thanks for helping to control the spread of this noxious plant.”

More Water Woes

Friday, Sept. 24th, WD reported that the pump in the West Pond stopped working. It had been showing signs of wear since mid-summer, and WD made adjustments hoping to keep it going through the end of the season. Unfortunately, it didn't last. We currently are running the entire HOA subdivision via the pump house pump on Summer Hill Ct. New watering schedules were emailed to affected residents the same day.

WD Update

- The spraying program has been successful in reviving most of our desert primroses, as seen by their bright yellow blooms.
- East Pond pump delivery a month away per Monroe
- All major leaks have been repaired with only final landscaping to complete. All controllers are back “on line.”
- Watering times have changed due to the loss of the West Pond pump.
- The little pond above the West Pond has been treated for the green algae.
- Fall pruning will happen in November. Will notify residents ahead of time to allow for pink ribbons on plants you don't want to be pruned.

Your HOA Dues at Work

WD Reports

Summer Hill HOA Reports

Pivot Type2

Neighborhood	Number of PR, ER, and WOs											Grand Total
	Common Area Softscape	General	Irrigation	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area Softscape	Weeds in Native	Weeds in Turf	
Amber Spring Ct	1		4			1	1					7
Autumn Brook Ct			5			4		1	1			11
Haven Hill Ct			1				2					3
Lanai Dr			1									1
Meadow Crest Ct	2		6			1						9
S Haven Crest Ct			2						1			3
Spring Crossing Rd	2		15			16			1			34
Summer Bend Ct	1		9			3						13
Summer Breeze Ct	3					3		1				7
Summer Crest Ct	2		9	1		1		2		1	1	17
Summer Hill Ct	2		42		1	4		2	1			52
Summer Hill HOA		2	4	1	1	1				1		10
Summer Hill Way	4				4		1					9
Summer Sage Ct			2	5		1		1				9
Summer Vale Circle	2		1	3		4	1					11
Grand Total	19	2	101	10	6	39	5	7	4	2	1	196

Neighborhood	Number of PR, ER, and WOs (Blank means OPEN)			Grand Total
	Canceled	Complete		
Amber Spring Ct	1	6		7
Autumn Brook Ct	1	9	1	11
Haven Hill Ct	1	2		3
Lanai Dr		1		1
Meadow Crest Ct		9		9
S Haven Crest Ct		3		3
Spring Crossing Rd	5	28	1	34
Summer Bend Ct	3	9	1	13
Summer Breeze Ct	1	6		7
Summer Crest Ct	5	10	2	17
Summer Hill Ct	3	44	5	52
Summer Hill HOA		8	2	10
Summer Hill Way	1	6	2	9
Summer Sage Ct		8	1	9
Summer Vale Circle	2	9		11
Grand Total	23	158	15	196

What's ahead for our landscaping as the season ends?

- Watering will taper off, to once a week by November until the irrigation is cut off.
- Very few softscape plants will be replaced from now until Spring because the irrigation to support them will be stopped.
- The final mowing will take place in November, along with a final fall pruning. Pruning will not be severe, but just enough to make the plants look attractive. Generally after this pruning, the plants don't grow much and stay nice until Spring.
- Leaf removal will be done after the majority of leaves have fallen.
- Winterization of irrigation systems will begin in late October and continue until completed. WD will offer winterization services to private residences as last year. Specific information for that will be forthcoming.

Summer Hill Subdivision Homeowners Association
Budget to Actual April 1, 2021 through Aug 31, 2021
Cash Basis

	2021-2022 Annual Budget	2021-2022 Actual Apr-Aug	2021-2022 Over (Under) Budget	% Budget
Income				
Dues Assessment	190,575	187,825	(2,750)	98.56%
Transfer fees	1,500	1,250	(250)	83.33%
Dues Assessment-Filing 8b (unbudgeted)	-	-	-	
Grand Valley Power-Return of capital credits	-	-	-	
Finance Charges-Customers	-	45	45	
Interest Income-Savings Acct	100	40	(60)	40.00%
Total Income	<u>192,175</u>	<u>189,160</u>	<u>(3,015)</u>	<u>98.43%</u>
Expenses				
Landscape Maintenance			-	
Irrigation - per contract	10,000	4,167	(5,833)	41.67%
Irrigation - non routine	25,000	7,565	(17,435)	30.26%
Turf - per contract	56,795	23,664	(33,131)	41.67%
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	2,467	(3,453)	41.67%
Native Grasses/Pathways - non routine	1,500	-	(1,500)	0.00%
Miscellaneous Maintenance	1,500	646	(854)	43.07%
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	4,990	(4,810)	50.92%
Total Landscape Maintenance	<u>134,875</u>	<u>43,499</u>	<u>(91,376)</u>	<u>32.25%</u>
Common Areas				
Softscape - per contract	29,483	12,285	(17,198)	41.67%
Softscape - non routine	4,000	2,939	(1,061)	73.48%
Softscape - residential	-	-	-	
Major Project-Softscape	-	-	-	
Ponds - per contract	4,400	1,833	(2,567)	41.66%
Ponds - non routine	2,000	780	(1,220)	39.00%
Ditch Maintenance	6,000	6,165	165	102.75%
Tree Spraying & Maintenance	4,000	3,470	(530)	86.75%
Total Common Areas	<u>49,883</u>	<u>27,472</u>	<u>(22,411)</u>	<u>55.07%</u>
Administration				
Website design and expenses	100	394	294	
Insurance	1,600	1,446	(154)	90.38%
Legal and professional fees	4,000	1,100	(2,900)	27.50%
Office expense/postage/annual mtg/state registration	1,500	943	(557)	62.87%
Income Taxes (paid on interest income from bank)	-	-	-	
Total Administration	<u>7,200</u>	<u>3,883</u>	<u>(3,317)</u>	<u>53.93%</u>
TOTAL EXPENSES	<u>191,958</u>	<u>74,854</u>	<u>(117,104)</u>	<u>38.99%</u>
CASH RECEIPTS LESS CASH EXPENSES	217	114,306		
Beginning of Year Cash Balance		<u>63,351</u>		
Cash Balance as of Aug 31, 2021		<u><u>\$ 177,657</u></u>		

Preparing your plants for cold weather

Although our landscape contractor prepares gardens in the first 20 feet of the patio homes (and 20 feet on the side for corner lots) for winter, many of us have personal gardens that we care for. Residents in the large lots are responsible for caring for all their landscape plants. Here are some thoughts about getting those areas ready for the winter season: Colorado's relatively warm days and cold nights, extreme temperature fluctuations and drying winds can wreak havoc with many of our commonly planted perennials. After the first hard frost, the foliage of most perennials starts to die and wither. You can begin the preparation by doing the following in your own gardens:

1. Pull up dying plants. ...
2. Pare back your perennials. ...
3. Remove slimy leaves. ...
4. Keep pretty plants standing, especially those with winter color ...
5. Cover around the roots with a good quality compost. ...
6. Plant your spring-flowering bulbs. ...

What do I do with a withering perennial plant? One approach is to immediately remove the dead foliage. Many perennials will suffer no harm as a result, as long as you exercise great care when applying mulch. The other approach is waiting until spring to remove dead foliage. Always remove diseased foliage to discourage the spread of leaf-spot diseases and fungal problems.

How do I combat winter dehydration? Dehydration is a common problem when snowless winters occur. A layer of mulch several inches thick helps retain soil moisture, and should be coarse and loose to permit air movement to roots. Root tissues continue to metabolize in the winter and requires oxygen for this process to take place. Reduced soil oxygen level increases the aggressiveness of many soil pathogens. Mulches which pack down should be avoided.

Should I water outside perennials in the winter? Watering at least monthly under dry winter conditions recharges the soil profile with moisture critical to plant survival. The HOA may have WD water three times during the winter months.

What is the best protection for outside perennials? Whether you decide to remove dead foliage in the fall or wait until spring, mulches provide the best protection for your perennials. Many types of mulches are available, and no matter which you choose, there are a few guidelines you should follow.

How do I choose mulch? Mulches do a better job of insulating plants when space is allowed for air to circulate. Mulch that packs down to a dense mass during winter can cause mildews and molds to form. Shredded leaves from deciduous trees and pine boughs from discarded Christmas trees offer great winter protection. A good organic compost used as mulch is also effective and can be used as a soil amendment in the spring. Established perennials and bulbs benefit from mulches that are applied after the ground freezes, because mulches don't allow soil temperatures to fluctuate as much throughout the winter.

When should I remove mulch? Mulch should not be removed too early in spring or plants will begin to grow too early. Plants located on the south side of a building or wall will emerge sooner than those in other areas, but may be subject to spring frost damage. Some perennials can be damaged by drying winter winds and western sun. Fencing can be used to effectively protect plantings.

Alternative grasses to Pampas:

If you have elected to remove any pampas grasses on your property, there are a variety of beautiful grasses that can be used instead and should be kept in mind for spring planting. Giant wild rye is a great native alternative to invasive pampas grass because it provides the same beauty and utility in your garden, but unlike pampas grass, it contributes to higher biodiversity and does not negatively impact the natural environment or those animal species that rely on it. Karl Forester and other decorative grasses can also be attractive substitutes, butterfly bushes, mock orange, or other flowering shrubs. Check out the Summer Hill HOA approved plant list for other ideas.

Did you know...

....that one of the larger bills that your HOA pays every month is to Grand Valley Power for our irrigation? But wait a minute, isn't the canal water very low cost?

Yes . . . But . . . It takes electricity to move that water from the canal, through a series of pipes, controllers, drivers, and timers to your residential turf, ponds, and common areas in Summer Hill.

Members of your board met with Derek Elder at GVP Grand Valley Power, our local energy cooperative. Our questions focused on Summer Hill and the six separate accounts that we have with GVP. Why six? When the community was developed, four pumps and controllers were setup each with a separate account and the gazebo being the fifth. The sixth account is solely for a timer for the mid-controller. Last month's bill was almost \$1200. So how was that money spent?

Every account has a standard \$28 connectivity charge with the specific electrical usage on top of that. Currently whether we use one kilowatt or 5000 kilowatts the cost is the same: \$0.13 per kilowatt for irrigation and \$.11 per kilowatt for non-residential general. Next year, however, GVP is planning to make a change that will impact us all. It's called 'Time of Use'. GVP does not 'create' any of the electricity it sells. It is a cooperative and purchases electricity from a variety of sources. The highest cost of electricity is based on highest use draw. Derek let us know that is between the hours of 4-9PM.

GVP will initiate a new cost structure starting April, 2022 where electricity purchased during those hours (4-9 PM) will cost substantially more, per kilowatt hour, than at any other time of the day or night. We will work with WD Yards to ensure that starting in April our use of the pumps and controllers will not be operating during those hours. Additionally, we will check that our drivers are VFD (Variable Frequency Drivers) to provide the greatest efficiency in electrical use whenever they are on.

Final note, the fifth and sixth accounts, both are particularly curious. For the gazebo, we pay the \$28 every month and only use a significant amount of electricity in December. Why? The Christmas lights, of course. Perhaps we should look at a solar collector on the top of the gazebo that would allow us to have our Christmas lights while saving us \$28 x 11 months (\$308) the rest of the year. Another option used by other HOA's in the Valley is to connect the power to a home close by, and credit the homeowner for that electricity expense via a reduction in their HOA dues. The sixth account falls into that same curious category. I.e., it only provides power to a timer, and uses very little electricity to do that. If we powered that timer with a solar application, we could save \$28/month (similar to the gazebo scenario).

All this information is very valuable in budget planning and providing residents the maximum bang for their HOA dues' buck. Thanks to Derek and his Member Services Team for meeting with us and allowing us to gain a better understanding of GVP and its partnership with Summer Hill HOA.

Upcoming work for your HOA Board

October through the end of the year and up until the Annual Meeting in April 2022, will require the Board to accomplish some significant tasks in preparation for the next fiscal year. Some of these efforts include:

- Developing the 2022-2023 Landscape Contract with WD. (We have elected not to put out bids for another contractor.)
- Develop the 2022-2023 budget for the resident's approval at the Annual Meeting .
- Creatively allocate Board responsibilities into separate committees, consider 3-year term limits, designate a search committee for new board members.
- Begin work on CC&R's to consolidate and clarify amendments made since the inception of the HOA.
- Review Special Projects for relevance and budgeting next season.
- Prepare for the time when Bray finishes their involvement with the HOA due to completion of all homes.

Final Thoughts

“Be ashamed to die until you have won some victory for Humankind”

*Horace Mann’s
Final Commencement*



Thanks to Renee Paul and Mike Moran for installing three “No Dumping” signs on the path between our HOA and Grand Vista HOA. This completes the clean up project.



Monday Night Gazebo time returns at 5 pm! A great time to socialize and get to know our neighbors.
All are welcome

*Your HOA Board: President - Janet Hassell; Secretary - Liz Beerman; Treasurer - Kathy White;
Member - Kathy Moran; Member - Renee Paul; Member - Terry Wilson*

Summer Hill

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