

# SummerHill

# newsflash



## Up-To-Date News For Summer Hill Residents – Vol. 4 Issue 1

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### *WD Update*

- The East Pond pump has arrived! Install date pending.
- WD has pulled the West Pond pump and sent it to Monroe for repairs. Does not need replacing which is great news from a cost standpoint.
- WD will give the Board an estimate of the cost of a pump house and rerouting the lines to bypass the upper West Pond.
- WD took care of the HOA snow removal as contract provides.
- The Board is negotiating the landscape contract for 2022. There is an increase in the WD bid primarily due to increased labor and material costs.

### *What Happened in Summer Hill in 2021?*

- We instituted a dedicated HOA phone number: 970-314-2485
- HOA Board reorganized by function, not officer positions
- Two irrigation pumps needed replacement, refurbishing
- Despite Covid vaccinations, several residents suffered breakthrough infections
- Planted wildflowers by West Pond to bloom in spring of 2022
- Major cleanup done to path between Summer Hill & Grand Vista
- Another terrific Bray sponsored BBQ in June.
- Kudos to WD for continued improvement in turf & softscape care
- Held first HOA-wide Yard Sale 4/30 & 5/1/21
- There have been at least 16 new home transactions.
- West Pond care improved up with weed controlling sterile carp, rerouting water source, refurbishing pump and adding a filter
- Invasion of flea beetles nearly wiped out our Desert Primroses
- Increased focus on water conservation and dealing with the effects of extreme heat relative to landscape planning , turf care and plant selection
- The gazebo power was discontinued to save costs (\$365/year)
- We are exploring adding solar power to one of the irrigation timers as an added cost saving with GVP.

### *A Re-run of Important Information*

As reported in last month's News Flash, the members of the HOA Board have reorganized the duties and responsibilities related to a more efficient management of Summer Hill development. As was said, the purpose for this change is to spread out the load of managing this expanding HOA, to be more efficient, to reduce the time and effort spent by individual board members, and make serving on our board a more attractive and realistic time investment for residents.

Also important to the management of Summer Hill HOA are non-board members such as our accountant Kathy White, and Jim Finlayson who manages our website and system of problem reports, work orders and emergency reports and other IT functions.

# Your HOA Dues at Work

# Bray Real Estate Report

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2021 through Dec 31, 2021 Cash Basis				
	2021-2022 Annual Budget	2021-2022 Actual Apr-Dec	2021-2022 Over (Under) Budget	% Budget
<b>Cash Receipts</b>				
Dues Assessment	190,575	189,200	(1,375)	99.28%
Transfer fees	1,500	2,000	500	133.33%
Developer contribution for CCR rewrite		2,500	2,500	
Grand Valley Power-Return of capital credits	-	83	83	
Finance Charges-Customers	-	86	86	
Interest Income-Savings Acct	100	74	(26)	74.00%
<b>Total Cash Receipts</b>	<b>192,175</b>	<b>193,943</b>	<b>1,768</b>	<b>100.92%</b>
<b>Expenses</b>				
Landscape Maintenance				
Irrigation - per contract	10,000	7,500	(2,500)	75.00%
Irrigation - non routine	25,000	23,287	(1,713)	93.15%
Turf - per contract	56,795	42,596	(14,199)	75.00%
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	4,440	(1,480)	75.00%
Native Grasses/Pathways - non routine	1,500	-	(1,500)	0.00%
Miscellaneous Maintenance	1,500	827	(673)	55.13%
Major projects	9,000	-	(9,000)	0.00%
Winter Work	7,500	-	(7,500)	0.00%
Irrigation Water	2,000	1,942	(58)	97.10%
Snow Removal	1,500	-	(1,500)	0.00%
Utilities	9,800	8,360	(1,440)	85.31%
<b>Total Landscape Maintenance</b>	<b>134,875</b>	<b>88,952</b>	<b>(45,923)</b>	<b>65.95%</b>
<b>Common Areas</b>				
Softscape - per contract	29,483	22,112	(7,371)	75.00%
Softscape - non routine	4,000	4,394	394	109.85%
Softscape - residential	-	-	-	
Major Project-Softscape	-	-	-	
Ponds - per contract	4,400	3,300	(1,100)	75.00%
Ponds - non routine	2,000	1,345	(655)	67.25%
Ditch Maintenance	6,000	6,415	415	106.92%
Tree Spraying & Maintenance	4,000	3,507	(493)	87.68%
<b>Total Common Areas</b>	<b>49,883</b>	<b>41,073</b>	<b>(8,810)</b>	<b>82.34%</b>
<b>Administration</b>				
Website design and expenses	100	394	294	394.00%
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	1,301	(199)	86.73%
Income Taxes (paid on interest income from bank)	-	-	-	
<b>Total Administration</b>	<b>7,200</b>	<b>4,241</b>	<b>(2,959)</b>	<b>58.90%</b>
<b>TOTAL EXPENSES</b>	<b>191,958</b>	<b>134,266</b>	<b>(57,692)</b>	<b>69.95%</b>
<b>CASH RECEIPTS LESS CASH EXPENSES</b>	<b>217</b>	<b>59,677</b>		
Beginning of Year Cash Balance		63,351		
<b>Cash Balance as of Dec 31, 2021</b>		<b>\$ 123,028</b>		

## The Bray Report Residential Real Estate Statistics — Mesa County, CO

### YEAR END 2021

	2021	2020	Change
<b>Total Sold</b>			
Month—DECEMBER	328	345	-5%
Year to Date	4104	4045	+2%
<b>Median Price - YTD</b>	<b>\$330,000</b>	<b>\$287,000</b>	<b>+15%</b>
<b>Days on Market - YTD</b>	<b>47</b>	<b>56</b>	<b>-16%</b>
<b>Volume - YTD</b>	<b>1.52 B</b>	<b>1.28 B</b>	<b>+18%</b>
<b>Active Listings - DEC</b>	<b>219</b>	<b>281</b>	<b>-22%</b>

### Months of Inventory

Price Range	DECEMBER Sold	Current Active Listings	Months of Inventory
<99k	8	14	1.75
100-199k	19	19	1.00
200-299k	77	21	0.27
300-399k	110	30	0.27
400-499k	57	48	0.84
500-750k	42	41	0.98
750k+	15	46	3.07
<b>Total</b>	<b>328</b>	<b>219</b>	<b>0.67</b>

### Active Residential Listings: 219

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
<b>Clifton (20 total)</b>	6	6	4	0	0	2	2
<b>Collbran/Mesa (19)</b>	0	1	1	2	1	2	3
<b>De Beque (5)</b>	0	1	1	1	0	1	1
<b>EOM/Palisade (16)</b>	1	1	1	0	2	3	8
<b>Fruita (22)</b>	0	0	0	5	4	8	5
<b>Glade Park (5)</b>	0	0	0	1	1	1	2
<b>Grand Junction City (21)</b>	3	4	3	4	5	2	0
<b>Loma/Mack/NWW (10)</b>	1	1	0	1	1	3	3
<b>Northeast (14)</b>	0	2	1	2	9	0	0
<b>North (30)</b>	2	0	2	1	9	10	6
<b>Orchard Mesa (22)</b>	0	0	4	3	9	5	1
<b>Redlands (25)</b>	0	1	2	4	1	3	14
<b>Southeast (15)</b>	1	2	1	6	5	0	0
<b>Whitewater/Gateway (4)</b>	0	0	1	0	1	1	1
<b>Totals (219)</b>	<b>14</b>	<b>19</b>	<b>21</b>	<b>30</b>	<b>48</b>	<b>41</b>	<b>46</b>

### Active Residential Listings 2013-2021

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2013	773	797	876	968	1001	1028	1089	1114	1153	1093	1017	908
2014	965	1006	1094	1145	1156	1197	1204	1185	1180	1134	1098	983
2015	989	978	964	964	972	1009	1005	1006	988	966	921	830
2016	821	802	872	937	977	932	961	1080	1076	1035	947	863
2017	821	862	867	922	891	960	975	959	1353	889	801	675
2018	653	699	743	823	807	883	941	929	949	763	702	643
2019	645	643	620	677	759	790	794	797	781	764	682	585
2020	557	520	596	605	555	496	431	405	374	351	281	281
2021	223	213	156	166	217	293	356	400	438	392	309	219

### Building Permits

Total building permits were up 17% over 2020.

### SOLD Residential Properties Jan 1 - Dec 31, 2021

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
<b>Clifton (317 total)</b>	52	62	148	40	4	10	1
<b>Collbran/Mesa (58)</b>	3	7	13	6	8	10	4
<b>De Beque (22)</b>	1	5	4	5	2	3	2
<b>EOM/Palisade (102)</b>	7	5	9	26	24	22	9
<b>Fruita (448)</b>	5	23	60	156	107	83	14
<b>Glade Park (26)</b>	0	0	3	5	5	10	3
<b>Grand Junction City (528)</b>	22	78	215	156	41	14	0
<b>Loma/Mack/NWW (145)</b>	0	9	13	27	37	41	18
<b>Northeast (581)</b>	5	29	169	280	92	4	2
<b>North (581)</b>	7	29	95	158	143	121	28
<b>Orchard Mesa (383)</b>	6	31	155	87	71	31	2
<b>Redlands (402)</b>	1	12	38	75	79	136	61
<b>Southeast (472)</b>	10	36	192	223	9	2	0
<b>Whitewater/Gateway (41)</b>	1	1	8	12	7	9	3
<b>Totals (4104)</b>	<b>120</b>	<b>327</b>	<b>1122</b>	<b>1256</b>	<b>629</b>	<b>496</b>	<b>154</b>

\*\*Above data shows residential properties only, in Mesa County. \*\*\*Data is deemed reliable but not guaranteed. Historical sales data may change slightly as sales are input into MLS throughout the month. Source: GJARA Multiple Listing Service. Revised: January 5, 2022.  
Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501

Dear Colleagues, Neighbors, and Friends,

2021 was another year of healthy demand in the local housing market. While demand was healthy, the supply side, constricted by various factors, was not able to meet demand. Low inventories in the resale market, created a high-demand environment for new construction creating a favorable sales environment. Despite this tailwind, builders had their own challenges based on the supply of labor, material shortages, and inventory of builder-ready lots. While new home construction experienced a gain of 17% for the year, the overall number of sales ticked up only by 2%. The continued seller's market resulted in a large increase in the median price of 15%. The total \$ volume in the market grew to a whopping \$1.52B in sales, an 18% increase over 2020. New multifamily construction has also been sprouting in new locations with many new projects still in the pipeline.

While we have benefitted in many ways from the healthy overall economy, supported in large part by the jobs created in the housing industry, this housing shortage has resulted in decreased affordability at a time when interest rates on mortgages are expected to

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## COVID STRIKES AGAIN

Sad to report, the Summer Hill Community has lost another resident to Covid over the Christmas holiday. This is the second death in the neighborhood, and multiple residents have contracted the virus, and fortunately survived.

With all the reminders in the media about Covid and the newest variant, it is almost redundant to say more about it. However, here are a few reminders:

- Get vaccinated and boosted
- Wear an N95 or comparable mask when indoors with groups of more than 20 people.
- Continue to wash your hands often.
- Order some rapid test kits to have on hand.
- Eat a nutritious diet and get sufficient sleep.

As reported In the Jan. 15, Daily Sentinel, 424 Mesa County residents have died, equaling one death for every 324 residents. Our Summer Hill toll is above that. Be cautious! Be careful!

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increase. With increasing interest rates and inflationary pressures at the national level being what they are, opportunities remain to address the local supply shortage by discovering efficiencies, addressing soaring costs, and finding ways to shorten the time frame in the delivery of housing.

In 2022 it looks like demand for new construction will remain high, builders will continue to face a myriad of challenges in the delivery of new homes. Municipal planners will be busy as ever working through a backlog of applications as new-inventory works its way through the entitlement process. So be nice to your builders, and builders be nice to your planners!

Best wishes to you in 2022!

Kevin Bray



## Drainage Problem on East End Summer Hill Ct is being fixed

Say goodbye next season to pooling and unsightly stagnant water by the control boxes! The grade at the site is being corrected and finished off with sod.



## Preparing for Next Season

The next Board work session to work on the budget and landscape contract has been scheduled for February 9th.

There are several factors the board are considering:

- Costs in general have increased around 3% overall.
- The HOA had significant expenses related to pumps and irrigation breaks in 2021.
- Landscape and turf expense increases are primarily due to increased labor costs.

This year we will again encourage residents to give feedback on what was done well and what needs work in 2022-23. Last year, we received comments from residents and addressed them as follows:

**Meetings:** Will continue with the Zoom format. Will acquire a permanent signage to post meeting notices. Continue to be transparent and relevant with communications.

**Landscape Contractor:** Will continue with WD services; have reminded them to improve cleanup after mowing and trimming; increased attention to watering needs of plants; to work closely with E&E's to give feedback when work is completed.

**Volunteer participation in HOA:** "New blood" was recommended and the board welcomes it! There are still two openings on the board! The board has reorganized its responsibilities to lighten the load on the officers and hopefully make board service less daunting and more efficient! We need resident participation and feedback.



## Parking Reg's Reminder

Per Section 10.09 of the First Amendment to the Ninth Amended Declaration of Summer Hill CC&R's, autos and trucks one ton or less may park on driveways. No on-street parking of autos or trucks is permitted. Autos and trucks may park in the cul-de-sac parking area but need a parking permit if the vehicle will be present there for between 3 to 14 days. Permit must have owner identification included. Permits can be downloaded from the HOA website.

Trailers and other recreational vehicles may only be parked on the property long-term if screened or wholly enclosed from view in a garage or other structure. Such vehicles may be parked on a driveway on the Lot only as a temporary convenience for loading and unloading for up to 48 hours in any 7 day period.

Unidentified vehicles, if determined to be abandoned will be towed and impounded at the owner's expense

Rerunning this important information about the HOA Board changes in responsibilities & functions:

## 2022 Summer Hill HOA Board Responsibilities

RESPONSIBILITY	AUTHORITY
Communication	Janet Hassell
Membership	Kathy Moran
Administration	Liz Beerman
Landscape and Turf	Terry Wilson
Softscape and Trees	Renee Paul, Janet Hassell
Ponds and Ditches	OPEN Terry Wilson and Renee Paul (interim cover)

- ALL BOARD**
- Chair regular board meetings, in rotation, throughout the year
  - Monitor HOA phone and email, in rotation, throughout the year
  - Review and approve all accounts payable
  - Prepare final HOA budget for annual meeting and owner vote
  - Call, attend and report, as required, to monthly Board work sessions
  - Recruit and support new board members to attain a full 7-member board

- Communications**
- HOA News Flash: Compile info, publish to all owners after board review
  - Notify residents of key matters
  - Set up regular board Zoom meetings
  - Field communication requests from other HOA's
  - Coordinate website updates with webmaster
  - Provide HOA info to Board of Realtors

- Membership**
- Coordinate, print & distribute welcome packets
  - Provide new resident information to communications authority
  - Maintain up to date lists of E&E's, vendors (from Kathy White)
  - Record and report annual Contractor Liability Certification
  - Work with other HOA's and answer Realtor inquiries as representative from the Board
  - Board contact with Brian Rowe for CO811 (digging)
  - Maintain and publish updated resident lists as necessary.

- Administrative**
- Prepare and distribute materials for Regular Board Meetings and Annual Meeting
  - Maintain and publish monthly Board Action Status (to-do) lists
  - Record and publish minutes from Reg. Board Mtgs & work sessions
  - Schedule Annual End of Season (Roundup) meeting with stakeholders, coordinate agenda for meeting with all board members
  - Coordinate with Board & Bray for traditional HOA events
  - Revise, update and reform CC&R's, Policies & By Laws in 2022-2023

- Ponds & Ditches.**
- Schedule and report on annual pond inspections
  - Monitor ditch flows and flood risk
  - Coordinate with WD for shore upkeep, weeds, algae & odors
  - Manage carp program as needed

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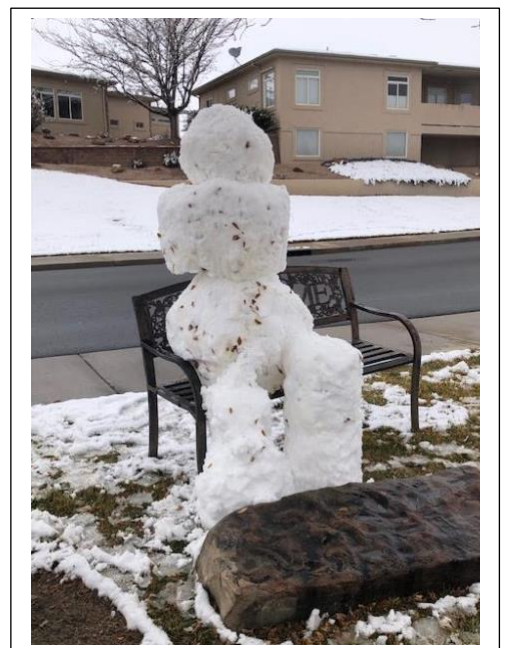
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### Landscape & Turf

- Authority for review and any annual changes to Landscape Contract with WD
- Identify non-contract work and request estimates prior to issuing Work Order
- Monitor and approve PR/WO/ER expenditures outside contract(s)
- Set up monthly WD/HOA meetings March through October
- Coordinate and align landscape operations and calendar with current landscape contract.
- Inform Communications (Janet) of important notices to be published either through email or regular News Flash publication.  
Example: pump shutdowns that may need immediate notification to residents, WD pruning, fertilization, weed control throughout community
- Work with E&E coordinator to maintain communications, initiate action and coordinate follow-up.
- Maintain doggie stations
- Monitor landscape compliance with covenants and bylaws. Coordinate open issues with Board.

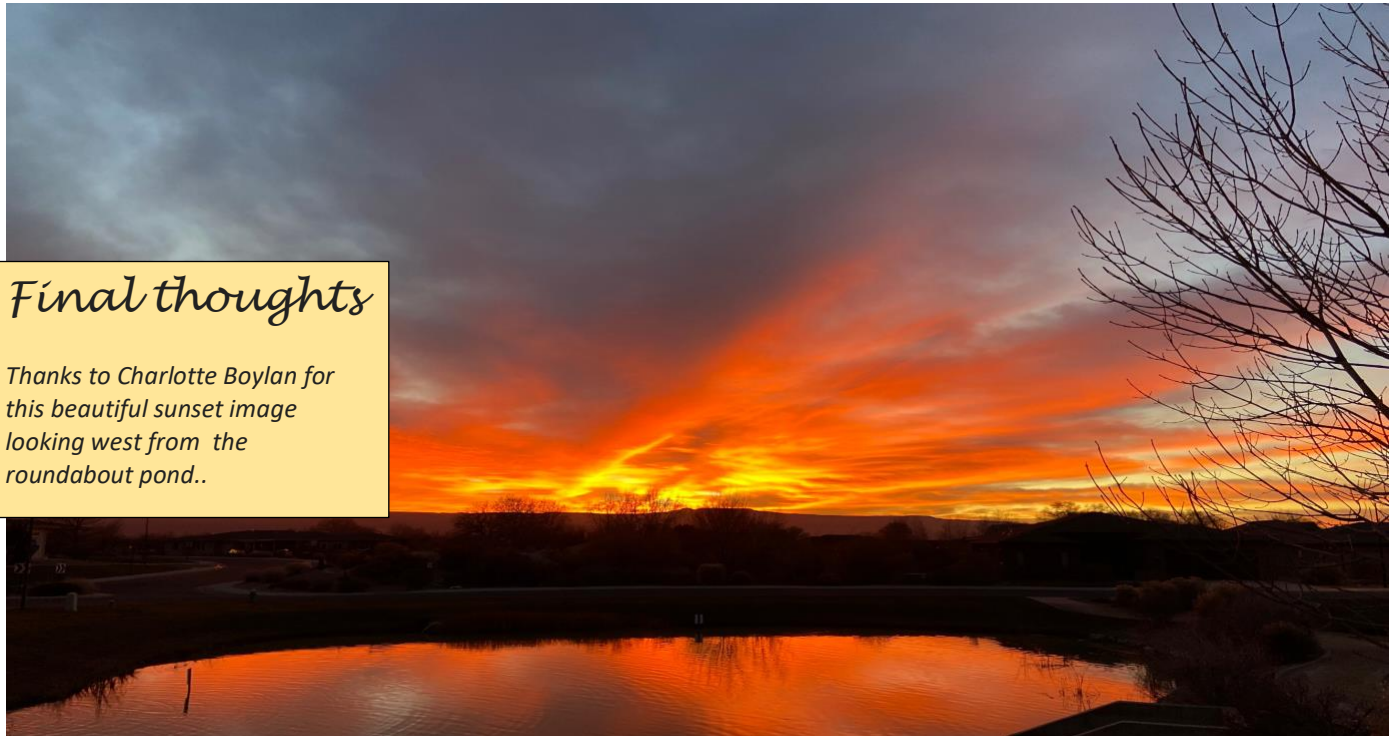
### Softscape & Trees

- Coordinate initial spring walk-about to survey replacement needs
- Review and update HOA approved plant list
- Use plant list to guide purchase and replacement of plants for both residential and common areas
- Coordinate management of trees
- Meet regularly with WD (Eric) to guide execution of planting needs
- Identify non-contract work for either WD or other approved vendors (i.e. gravel replacement, etc.)



## *Snowmen came to visit Summer Hill!*

The Mosher's (in laws of Tammy Ferguson on Summer Vale) built these Snow People on New Year's weekend. Thanks to Mike Moran for the images of the snowman sitting on the bench.



## *Final thoughts*

Thanks to Charlotte Boylan for this beautiful sunset image looking west from the roundabout pond..

### MARTIN LUTHER KING DAY - January 17, 2022 "I Have a Dream"

A Great Orator, Baptist minister, and Civil Rights Leader, Martin Luther King, Jr. changed America. Born January 15, 1929 in Atlanta, Georgia, King was instrumental in the advancement of equal rights and helping to end segregation in America with a focus on non-violence.

#### Memorable quotes:

"Whatever your life's work is, do it well. A man should do his job so well that the living, the dead, and the unborn could do it no better."

"Take the first step in faith. You don't have to see the whole staircase, just take the first step."

"Our lives begin to end the day we become silent about things that matter."

The logo for Summer Hill, featuring the words "Summer Hill" in a cursive script font.

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