

# SummerHill newsflash



Up-To-Date News For Summer Hill Residents

Vol. 4 Issue 2

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## *This family needs our help*

Doug Clark has been serving the Summer Hill Community as our dedicated UPS driver since 2007! As he tells it, when he started, other drivers considered us in the 'North' side of Grand Junction as too far out of town. Doug took us on and has never let us down. In the last 4 weeks you may have noticed he is not on his regular run.



*Doug & Brandie Clark*

On January 20, 2022, a month ago, Doug was diagnosed with stage 4 Liver and Colon cancer. He was committed to getting us all through the Christmas holidays before having to leave his route.

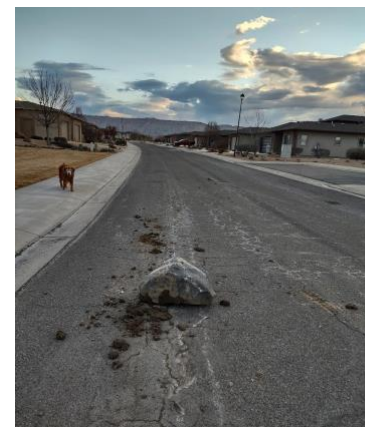
Doug and his family need our help and support. He is now fighting for his life. His wife of over 26 years, Brandie and their 3 boys are struggling with not only the news of his illness, but the day to day changes in their lives as well.

A [Go Fund Me](https://gofund.me/ae51e600) page has been setup by his sister, to give us a chance to say, "Thank you and we care" to Doug and his family. Doug worked hard for us. As many of us know disability and medical insurance doesn't cover family expenses and certainly not the extra medical needs beyond insurance payments.

It's our turn to acknowledge and help as we can, a man who cared so much for all of us. <https://gofund.me/ae51e600> or you can send a card with or without a check, to Doug Clark, 628 Middleridge Dr. Clifton, CO 81520. He knows each of us by name and he'd love to hear from you.

## *Vandalism on Summer Hill Court*

*Sometime in the early morning of February 16, someone drove off the canal road, over the apron into the Summer Hill common area at the north parking area of Summer Hill Court, removing one of the large stones. Annie Levan took these photos at 7:45 am. However by 9:30 am, the rock was gone, leaving a dirt trail behind it down Summer Hill Way. A police report has been filed. Anyone with any information about this occurrence, please let Board Member, Renee Paul, know.*



# Your HOA Dues at Work

## Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2020 through January 31, 2021 Cash Basis

	2020-2021 Annual Budget	2020-2021 Actual Apr-Jan	2020-2021 Over (Under) Budget	% Budget
<b>Income</b>				
Dues Assessment	167,475	167,475	-	100.00%
Transfer fees	-	2,000	2,000	
Dues Assessment-Filing 8b (unbudgeted)	-	14,050	14,050	
Grand Valley Power-Return of capital credits	-	151	151	
Finance Charges-Customers	-	171	171	
Interest Income-Savings Acct	250	78	(172)	31.20%
<b>Total Income</b>	<b>167,725</b>	<b>183,925</b>	<b>16,200</b>	<b>109.66%</b>
<b>Expenses</b>				
Landscape Maintenance				
Irrigation - per contract	9,610	8,649	(961)	90.00%
Irrigation - non routine	15,000	27,807	12,807	185.38%
Turf - per contract	56,718	51,046	(5,672)	90.00%
Turf - non routine	2,500	1,690	(810)	67.60%
Turf - new homes	3,360	-	(3,360)	0.00%
Native Grasses/Pathways - per contract	4,920	4,428	(492)	90.00%
Native Grasses/Pathways - non routine	2,000	1,359	(641)	67.95%
Miscellaneous Maintenance	700	1,005	305	143.57%
Major projects	7,500	2,200	(5,300)	29.33%
Irrigation Water	2,000	1,888	(112)	94.40%
Snow Removal	1,500	950	(550)	63.33%
Utilities	9,500	9,449	(51)	99.46%
<b>Total Landscape Maintenance</b>	<b>115,308</b>	<b>110,471</b>	<b>(4,837)</b>	<b>95.81%</b>
<b>Common Areas</b>				
Softscape - per contract	12,113	10,902	(1,211)	90.00%
Softscape - non routine	4,000	1,549	(2,451)	38.73%
Softscape - residential	10,000	10,119	119	101.19%
Major Project-Softscape		1,476	1,476	
Ponds - per contract	4,400	3,960	(440)	90.00%
Ponds - non routine	1,000	895	(105)	89.50%
Ditch Maintenance	2,500	1,500	(1,000)	60.00%
Tree Spraying & Maintenance	3,500	4,029	529	115.11%
<b>Total Common Areas</b>	<b>37,513</b>	<b>34,430</b>	<b>(3,083)</b>	<b>91.78%</b>
<b>Administration</b>				
Board education and training	500	-	(500)	0.00%
Website design and expenses	100	-	(100)	0.00%
Insurance	1,600	1,469	(131)	91.81%
Legal and professional fees	2,500	1,100	(1,400)	44.00%
Office expense/postage/annual mtg/state registration	1,500	1,596	96	106.40%
Income Taxes (paid on interest income from bank)	-	56	56	
<b>Total Administration</b>	<b>6,200</b>	<b>4,221</b>	<b>(1,979)</b>	<b>68.08%</b>
<b>TOTAL EXPENSES</b>	<b>159,021</b>	<b>149,122</b>	<b>(9,899)</b>	<b>93.78%</b>
<b>CASH RECEIPTS LESS CASH EXPENSES</b>	<b>8,704</b>	<b>34,803</b>		
Beginning of Year Cash Balance		43,424		
<b>Cash Balance as of Jan 31, 2021</b>		<b>\$ 78,227</b>		

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

## JANUARY 2022

	2022	2021	Change
Total Sold	216	248	-13%
Month—January	216	248	-13%
Median Price - YTD	\$377,750	\$295,000	+28%
Days on Market - YTD	59	61	-3%
Volume - YTD	\$89.2 M	\$82.8 M	+8%
Active Listings - January	187	223	-16%

### Active Residential Listings 2013-2022

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2013	965	1006	1064	1146	1156	1197	1204	1185	1180	1134	1098	983
2014	989	976	964	964	972	1009	1005	1006	988	966	921	830
2015	821	802	872	937	977	932	961	1080	1075	1035	947	863
2016	821	852	867	922	891	860	975	958	953	986	801	675
2017	653	599	743	823	807	863	941	929	949	793	702	543
2018	645	643	628	677	759	730	794	797	761	764	682	585
2019	557	520	596	605	555	496	431	431	405	374	351	281
2020	223	213	156	166	217	283	356	400	438	392	309	219
2021	187											

### Months of Inventory

Price Range	JANUARY Sold	Current Active Listings	Months of Inventory
<95k	3	13	4.33
100-199k	16	8	0.50
200-299k	39	11	0.28
300-399k	66	40	0.61
400-499k	42	34	0.81
500-750k	35	38	1.09
750k+	13	46	3.54
Total	216	187	0.87

### Building Permits

Total building permits were up 21% over 2021.

### SOLD Residential Properties Jan 1 - Jan 31, 2022

Area	<95k	100-199k	200-299k	300-399k	400-499k	500-750k	750k+
Clifton (19 total)	7	1	2	3	0	3	3
Collbran/Mesa (11)	0	1	1	2	2	3	2
De Beque (8)	0	0	0	0	0	0	0
ECM/Palmside (14)	0	0	0	1	4	1	8
Fruita (19)	0	1	1	3	3	6	5
Glade Park (4)	0	0	0	1	1	1	1
Grand Junction City (21)	1	1	3	9	6	1	0
Loma/Mack/NW (9)	2	0	1	1	0	2	3
Northeast (14)	0	3	0	3	6	2	0
North (22)	2	0	1	2	3	7	7
Orchard Mesa (16)	0	0	1	3	3	3	0
Redlands (21)	0	0	0	2	2	3	14
Southeast (17)	1	1	1	10	3	1	0
Whitewater/Gateway (6)	0	0	0	0	1	2	3
Totals (187)	13	8	11	40	34	35	46

\*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: February 7, 2022.  
Bray Real Estate (970) 242-3647 4015 N. 7th St. Grand Junction, CO 81501

### A QUICK SNAPSHOT OF THE MESA COUNTY HOUSING MARKET JANUARY 2022

<b>OVERALL MEDIAN PRICE</b> 2022: \$377,750 UP 28% 2021: \$295,000	<b>OVERALL SALES</b> 2022: 216 DOWN 13% 2021: 248	<b>DAYS ON MARKET</b> JAN 2022: 59 Down 3% JAN 2021: 61	<b>BUILDING PERMITS</b> 2022: 63 Up 21% 2021: 52
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187 ACTIVE LISTINGS  
Down 16% from January 2021

Residential | Commercial | Property Management | HOA Management | Development  
1015 N. Avenue, Grand Junction, CO 81501 970.242.3647 www.brayandco.com

Dear Colleagues, neighbors, and friends (from Kevin Bray),

Above, please find your January 2021 Bray Residential Report. New single-family detached home construction had a brisk start for a cold January, starting the year with new home starts up 21% compared to January 2021. Its anticipated new home starts will struggle to keep up with demand in 2022 with continued limited lot inventory, bottlenecks in the delivery process, and labor and supply issues still dogging builders. A large pipeline in planning with the various municipalities, as well new efforts to find efficiencies in their codes and policies, hiring engineers and planners to handle the increased workload could offer some relief in the 2<sup>nd</sup> half of the year.

A notable increase of 28% in the median price may be affected by an uneven distribution of properties sold in a low inventory environment. (i.e. January of 2021 had 80 sold in the \$200k-\$299k range, January 2022 had 39). This monthly metric tends to be more variable in a low-inventory environment but the general trend of increasing prices certainly exists.

(Continued on page 2)

February 20, 2022



Thanks to Kevin for the real estate humor.

(Continued from page 2)

Another significant housing trend of multifamily construction will be spotlighted in Bray Commercial's upcoming quarterly commercial report. If you are not receiving those and wish to be added to the distribution list, please email me at [kevinbray@brayandco.com](mailto:kevinbray@brayandco.com).

Best wishes and good luck out there!

Kevin

## Softscape Committee Addressing Impact of Climate Change & Drought

You can't listen to the news and weather reporting without hearing what is happening in the West in general and the Grand Valley in particular. Last summer, the usual supply of water from snow melt on the Mesa had to be supplemented by water from the Colorado River. Summer Hill is fortunate that as long as the Colorado River has water, we won't be without water. But that could change.

The other issue, however, is the extreme heat. According to the National Weather Service, the temperatures in the western U.S. rose over 2 degrees. We've all seen the impact of this on fires, floods and severe weather.

Our Softscape Committee, (Sue Polan, Anita Cox, and Linda Griffith) are taking these conditions into account as we move into the 2022 Summer Hill summer. They are responsible for overseeing all planting and maintenance of the plants and shrubs in the HOA common areas and in the first 20 feet of residences and the first 20 feet on the street side if the residence is on a corner.

In the Spring, the Committee does a walk-around of the HOA to assess the condition of plants and shrubs after the winter. If necessary, the HOA will replace with HOA approved shrubs and plants that have died over the winter. Note that the new planting may or may not be the same as the plant being replaced.

- HOA limits the replacement of plants and shrubs and may not replace every plant that died.
- Additionally, if plants and shrubs are replaced, it may not be with the same plant or shrub, particularly if they did poorly or had to be replaced repeatedly.
- Homeowner input on choice of plants or shrubs is welcome, but the final decision remains with the Softscape Committee.
- The Builder warranties replacement of plants and shrubs that die for the first year of completed build and sale.
- The HOA limits to 12 plants or shrubs per property that will be replaced (regardless if there are more than that on the property.)

February 20, 2022

Residents are reminded that if during the season they notice problems with their shrubs and plants, they need to notify the Eyes and Ears person in their cul-de-sac. The E&E then creates a Problem Report which is directed to the Softscape Committee. They will investigate the problem and take steps to resolve the problem if at all possible.

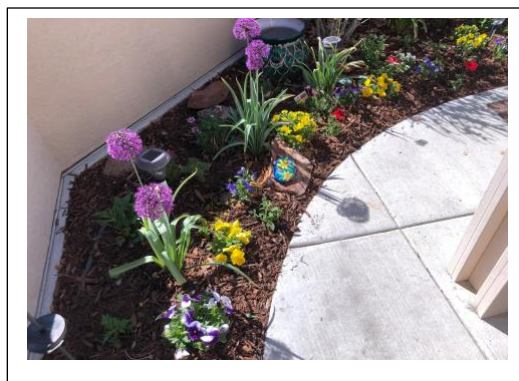
When managing the softscape in the HOA, it is important to use a variety of plants. Insects infestations are encouraged by a high number of similar plants—they are pretty smart when they have a lot of plant "food" to enjoy. Aphid attacks on spirea plants when the weather turns hot is a good example of this.

If plants and shrubs are stressed, they are very vulnerable to disease and insects. Selecting plants that are hardy and thrive in harsh conditions is helpful in controlling the stress level.

The Committee members are knowledgeable about xeric plants with low water needs and resistance to common insects and disease. When they select plants and shrubs for replacement, they draw upon this knowledge.

If residents have moved from another part of the country when the soil and water conditions are unlike those in Colorado, they may have to give up planting that azalea or hosta like Grandma had in her Louisiana garden. The same applies to certain trees that do well in other climates but don't thrive in our heavy, clay soil. Examples are birch trees and conifers that do very well in the mountains but not at our Grand Junction altitude.

The HOA currently has a list of approved plants and shrubs for the subdivision, available on our HOA website ([www.summerhillhoagj.com](http://www.summerhillhoagj.com)). However, it is currently under review to include more xeric plants and others that do well here. Any member of the Softscape Committee is happy to consult with you and your plant selection.



*Last summer, Wendy and Allen Christie created this lovely garden behind their front wall.*

# News from the February Board Meeting

**Revised Parking Policy (some of this article is in italics and some isn't. You may want to make it all the same.)**

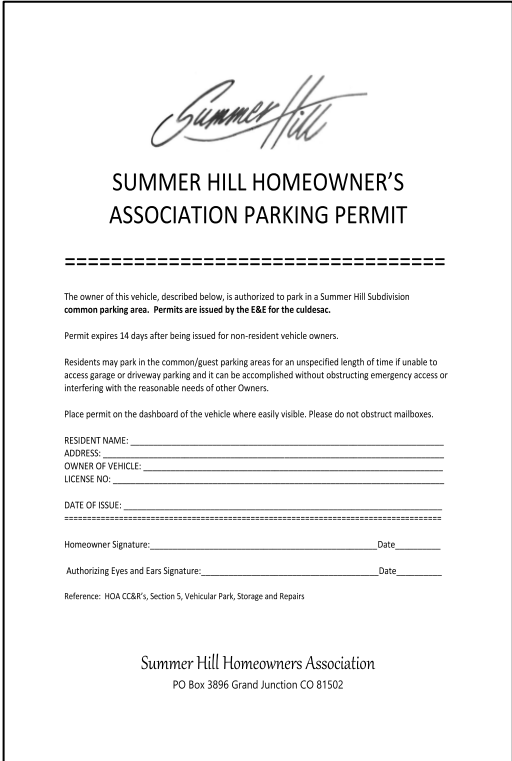
The Board revised the parking policy for **residents** to allow parking in the common/guest parking areas for an unspecified length of time if unable to access garage or driveway parking and it can be accomplished without obstructing emergency access or interfering with the reasonable needs of other Owners. The policy for overnight parking for **visitors** remains unchanged. Long term guest parking is approved for no more than 14 days. The issuance of a parking permit is now assigned to the Eyes and Ears for that cul-de-sac. A copy of the revised permit is shown below.

**Approved WD Landscape Contract**

As shown, the bid is higher than last year, primarily due to the increased costs of labor and materials. Keeping good employees is critical to WD and requires those dedicated to intense physical work required for landscaping. It is only reasonable that our new contract reflects these increased costs going forward.

**Budget preparation**

Since the landscape costs are the largest budget item, the Board can now move ahead with working through the final budget figures. On or before March 24<sup>th</sup>, the finalized budget along with other Annual Meeting documents, will be sent by mail to all owners of record. A paper ballot on which to approve the budget and 2022-23 Board Members will be included. Owners are asked to vote and return the ballot, either by mail or drop off at a designated site as directed.



*Summer Hill*

**SUMMER HILL HOMEOWNER'S  
ASSOCIATION PARKING PERMIT**

=====

The owner of this vehicle, described below, is authorized to park in a Summer Hill Subdivision common parking area. Permits are issued by the E&E for the culdesac.

Permit expires 14 days after being issued for non-resident vehicle owners.

Residents may park in the common/guest parking areas for an unspecified length of time if unable to access garage or driveway parking and it can be accomplished without obstructing emergency access or interfering with the reasonable needs of other Owners.

Place permit on the dashboard of the vehicle where easily visible. Please do not obstruct mailboxes.

RESIDENT NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 OWNER OF VEHICLE: \_\_\_\_\_  
 LICENSE NO: \_\_\_\_\_

DATE OF ISSUE: \_\_\_\_\_

Homeowner Signature: \_\_\_\_\_ Date \_\_\_\_\_  
 Authorizing Eyes and Ears Signature: \_\_\_\_\_ Date \_\_\_\_\_

Reference: HOA CCR's, Section 5, Vehicular Park, Storage and Repairs

Summer Hill Homeowners Association  
 PO Box 3896 Grand Junction CO 81502

*WD Landscape Contract Summer for 2022*

SECTION	QUOTED ✓
All Sections Quoted	
Irrigation and sprinkler system maintenance	\$11000
Lawn care maintenance and turf management	\$59,137
Softscape garden maintenance	\$34,179
Native grass, path & rock landscape maintenance	\$7928
Pond maintenance	\$5650
Tree Care	\$1,728
<b>TOTAL \$9,968.50/MO (2021 \$8,883.17/MO - ~12% increase)</b>	<b>119,622 Does not include winter work.</b>

*Final thoughts;*

*"If we all don't row, the boat won't go."*



## *Thanks to all our Eyes & Ears*

*These individuals are the unsung heroes of the smooth functioning of our HOA, and they deserve our gratitude and recognition:*

*Thanks and appreciation to Mike Moran, Annie Levan, Jim Stover, Linda Griffith, Harry McDonald (also E&E Coordinator), Donna Birr, Robert Wilson, Jami Salyer, "Sandy" and Holly Brownson, John Reece, and Jim Houg.*



## *Summer Hill HOA Board*

- *Liz Beerman: Administration*
- *Janet Hassell – Communications, Trees*
- *Kathy Moran – Membership*
- *Renee Paul – Softscape, Ponds & Ditches*
- *Terry Wilson - Landscape*

*Summer Hill*

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

Email: [GJSummerHillHOA@gmail.com](mailto:GJSummerHillHOA@gmail.com) - Phone: 970-314-2485 – Website: [SummerHillhoagj.com](http://SummerHillhoagj.com)