

SummerHill newsflash



Up-To-Date News For Summer Hill Residents

Vol. 4 Issue 3

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Summer Hill Change in Dues

An 11% increase in patio home dues comes to \$1,221 or \$101.75 per month— shown for comparison with other HOA. Dues for the large lot homes comes to \$305.25 or \$25.44 per month. Large lot homes dues only cover irrigation and water. Patio home dues cover areas noted in "How Did the HOA Spend its Budget in 2021?". Dues are paid in one lump sum or in two equal payments one month apart starting in May 2022.

HOA Annual Meeting, April 14, 2022

Annual Meeting

- When: April 14, 2022
- Where: On Zoom – Go to Zoom.com, Meeting ID: 476 032 5909, Passcode: 273845
- Purpose: To vote on Annual Budget and HOA Board Members
- How: By paper ballot included in the Annual Meeting packet homeowners of record will receive by U.S. mail.
- What residents need to do: Review materials, vote, and return the ballot by mail or drop it off at designated location by April 11th, 2022.

Dues

- Will they go up? Yes. First time in three years.
- Why? Because our largest supplier, WD, raised our contract for 2022 by 11%.

How did the HOA spend its budget in 2021?

- Replacement and installation of two main pumps
- Repair of five main irrigation line breaks, and maintenance/replacement of irrigation systems
- Correct level of control boxes at Summer Hill Court cul-de-sac
- Clean up vegetation and encroachments on the Leach Creek path
- Assure water flow in Salt Brush Creek
- Provided landscape and softscape maintenance to include mowing, fertilization, weed control, seasonal pruning
- Replaced trees and softscape shrubbery as needed
- Paid for irrigation water and utilities, HOA insurance, website costs, office expenses and snow removal

A Sampling of Dues in Other HOA's

Patterson Gardens: \$241.50/month,(\$2898/year) for management services, insurance, taxes, common area landscape, irrigation system, utilities.

Quail Run: \$500/year, sprinkler only

Vineyard Homeowners Assoc.: \$128/month, (\$1536/year) contractors services, irrigation and domestic water, street lighting, other community expenses.

Bellhaven: \$165/quarter (\$660/year: Management services, landscape of common area (as well as back yards if they are open and dog waste removed), irrigation system (electricity/ water shares/ turn on and winterize/irrigation.

Summerville HOA: \$220/month (\$2640): Stucco/siding/roofing; lawns, trees, shrubs in common areas, management fees

Fountain Green Patio Homes: \$75/month for attached homes & \$85/month for detached homes (due by the 25th of each month), Landscape of Common Areas and front yards, irrigation system for common area, winterize and startup for individual properties

Your HOA Dues at Work

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2021 through Feb 28, 2022 Cash Basis

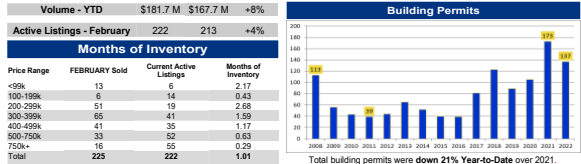
	2021-2022 Annual Budget	2021-2022 Actual Apr-Feb	2021-2022 Over (Under) Budget	% Budget
Cash Receipts				
Dues Assessment	190,575	191,675	1,100	100.58%
Transfer fees	1,500	2,250	750	150.00%
Developer contribution for CCR rewrite	-	2,500	2,500	
Grand Valley Power-Return of capital credits	-	83	83	
Finance Charges-Customers	-	107	107	
Interest Income-Savings Acct	100	88	(12)	88.00%
Total Cash Receipts	192,175	196,703	4,528	102.36%
Expenses				
Landscape Maintenance				
Irrigation - per contract	10,000	9,167	(833)	91.67%
Irrigation - non routine	25,000	23,287	(1,713)	93.15%
Turf - per contract	56,795	52,062	(4,733)	91.67%
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	5,427	(493)	91.67%
Native Grasses/Pathways - non routine	1,500	-	(1,500)	0.00%
Miscellaneous Maintenance	1,500	992	(508)	66.13%
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	250	(1,250)	16.67%
Utilities	9,800	8,639	(1,161)	88.15%
Total Landscape Maintenance	134,875	101,766	(33,109)	75.45%
Common Areas				
Softscape - per contract	29,483	27,026	(2,457)	91.67%
Softscape - non routine	4,000	4,394	394	109.85%
Softscape - residential	-	-	-	-
Major Project-Softscape	-	-	-	-
Ponds - per contract	4,400	4,033	(367)	91.66%
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%
Total Common Areas	49,883	46,720	(3,163)	93.66%
Administration				
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	1,335	(165)	89.00%
Income Taxes (paid on interest income from bank)	-	-	-	-
Total Administration	7,200	4,275	(2,925)	59.38%
TOTAL EXPENSES	191,958	152,761	(39,197)	79.58%
CASH RECEIPTS LESS CASH EXPENSES	217	43,942		
Beginning of Year Cash Balance		63,351		
Cash Balance as of Feb 28, 2022		\$ 107,293		

Note that dues received are \$1,100 over budget due to pre-pay of 2022 dues by title company on the transfer of a property in Jan 2022

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

FEBRUARY 2022

	2022	2021	Change
Total Sold	222	264	-15%
Month—February	222	264	-15%
Year to Date	444	513	-13%
Median Price - YTD	\$369,500	\$295,000	+25%
Days on Market - YTD	55	58	-5%
Volume - YTD	\$181.7 M	\$167.7 M	+8%



Area	2022	2021	Change
Active Residential Listings: 222			
Clifton (15 total)	3	3	0
Collbran/Mesa (15)	0	1	-1
De Beque (3)	0	1	-1
EO/MPalisade (21)	2	3	-1
Fruita (23)	0	0	0
Glade Park (2)	0	0	0
Grand Junction City (26)	0	2	-2
Loma/Black/WWW (12)	0	0	0
Northwest (15)	0	1	-1
North (22)	0	1	-1
Orchard Mesa (15)	0	0	0
Redlands (30)	0	1	-1
Southeast (16)	1	2	-1
Whitewater/Gateway (4)	0	0	0
Totals (222)	6	14	-8

***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: C.I.A.R.N. Multiple Listing Service. Revised: March 9, 2022. Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501

A QUICK SNAPSHOT OF THE MESA COUNTY HOUSING MARKET February 2022

OVERALL MEDIAN PRICE 2022: \$369,500 UP 25% 2021: \$295,000	OVERALL SALES 2022: 444 DOWN 13% 2021: 513	222 ACTIVE LISTINGS UP 4% from February 2021	DAYS ON MARKET 2022: 55 DOWN 5% 2021: 58	BUILDING PERMITS 2022: 137 DOWN 21% 2021: 173
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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, Above is the February 2022 Bray Residential Report. Last month we did see a slight increase in the active listings on the market, but have seen a 13% drop in number of sales so far for 2022. The median price is remaining high, a whopping 25% increase to 2021.

Hope you all are enjoying this nice weather. Have a great day, Kevin Bray

Everyone is Irish on St. Patty's Day!

St. Patrick's Day began in Ireland as a way to honor the country's patron saint, but through both immigration and secularization it has now become a worldwide day to pay tribute to all things Irish. The date, March 17, is one of the few constants over the years.

St. Patrick's Day was a time to cut loose during the Catholic Lent season, and it quickly became synonymous with Irish food and drink. When Irish immigrants came to the U.S., they brought St. Patrick's Day's traditions with them preparing classic Irish food like colcannon, and dexter beef, and decorating homes with clever green-and-gold decorations, and even making leprechaun traps.

The shamrock is a St. Patrick's Day symbol that dates back to the 1700's and symbolizes "the rebirth of spring" and pays tribute to Irish heritage. The leprechaun is another fixture of St. Patrick's Day celebrations. These stout creatures have been a staple of Celtic folklore for centuries. Their original name "lobaircin" means "small-bodied fellow". They didn't even originally wear green but red. Leprechauns were shoe-makers who hid the money they made from their craft in pots hidden at the end of rainbows. However, if you caught a leprechaun, they were supposed to grant you three wishes.

HOA 2021 Committee Reports

E&E Coordinator-Harry McDonald reported:

1. Things you want everyone to know your committee accomplished this year
 - We used our reporting tool very well.
 - We reported problems with immediacy and precision.
 - As the E&E Coordinator, I'm honored to work with such high caliber people that continue to grow and volunteer their time.
2. Top two challenges you and your committee encountered this year:
 - The top challenge is getting feedback on whether a job is finished.
 - We need to know that a job report has been received, when it will be worked on, and finished. That is not always the case.
3. What are you working on for this upcoming year?
Having a board member, Terry Wilson, as the contact with WD should help us with the communication part we are missing.

Brad Pearson, ACC Chair reported:

Throughout 2021, the Architectural Control Committee (ACC) was actively involved in the construction of several new homes on Meadowcrest, Autumn Brook and Amber Spring Courts, including one on Spring Crossing! We're facing a continuing problem in clarifying the definition of "muted Earth tones" as defined in paragraph 7.02(d) of our Covenants, Conditions and Restrictions, C.C.&R. - all exterior finishes must be of "muted Earth tones" approved by the ACC. As an example, recent attempts to treat new homes with garage doors and window treatments in "black" have been rejected...black is not an Earth tone! Therefore, in an official policy decision, the HOA Board determined that "black" cannot be used as a substitute for the "muted Earth tones" specified in the Covenants!

In addition, the Architectural Control Committee continues to be actively involved in reviewing and subsequently approving construction of pergolas, fences, landscape improvements and solar systems! Currently, in some new homes in both Meadowcrest and Autumn Brook courts, we're experiencing violations of paragraph 7.02(d) Exterior Finishes...commonly referred to as the 70% rule where a few homes have been constructed which exceed the limitation on the use of siding, stucco, brick or stone. The rule simply states that no-one exterior finish shall constitute more than 70% of the area of any elevation of the home or side of a home facing a street. However, this has been overlooked for a variety of reasons, but basically homeowners like to have more brick, stone, stucco or siding than allowed by the Covenants and enforcement of this rule requires the submittal of architectural drawings to the ACC which unfortunately, has not occurred with regularity. The good news is that this has been recognized by all parties and has been corrected.

ACC Report – continued

As Bray & Co. continues to develop Filing #8, the ACC is actively involved in the reviewing and also approving construction of several new homes on Amber Brook and Meadowcrest Courts. Within the past year, we've reviewed and approved a variety construction and some landscaping plans for approximately ten new Porter homes with more to-follow as Bray & Co. completes the development of filing #8.

Softscape Committee Report – Sue Polan, Anita Cox & Linda Griffith

What was accomplished this year?

Understanding:

A system with WD for timely communication regarding softscape that allowed us to begin to learn the problems and address needs. This included the monthly meetings and weekly drive-by.

The watering systems and the reality of their impact on softscape.

Softscape issues are not one time fix-its. Solutions are part of an ongoing process that will serve Summerhill for years.

Top 2 challenges

The watering systems.

Getting to the "root" of each problem. (Bigger picture)

This year:

Looking forward to working with residents to understand wishes and work within the realities of our Western Colorado landscape.

Moving toward more sustainable planting while keeping Summerhill looking beautiful for now and in the future.

The Rock—the rest of the story?

In the last Flash, we reported that on February 20, in the early morning, someone removed one of the rocks at the end of Summer Hill Court. Some residents saw the rock in the middle of the road in front of the gazebo. By 10 am, it had disappeared! Jim Stover came forward with a clue as to how it disappeared—he saw a small front end loader pick up the rock and carry it down Summer Hill Way. No one still knows where its final destination was or who was responsible for the theft.



*Final thoughts;
March 7, Last Snow of Winter?*



An Update on Doug Clark

Doug Clark, our community UPS driver for the last 14 years, wanted us to know how much he and Brandie have appreciated the cards and monetary support they have received from Summer Hill residents. In his world of great uncertainty, pain, and multiple weekly trips to St. Mary's, our cards have continued to make him smile and let him know that indeed they are not alone. Keep it up Summer Hill, he took such good care of us all.

Summer Hill HOA Board

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

Summer Hill

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