

SummerHill newsflash



Up-To-Date News For Summer Hill Residents

Vol. 4 Issue 3

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Change in ACC Approval Process

After 16 years of chairing the HOA ACC, Brad Pearson has resigned. The Board decided that until a suitable replacement for the Chair is identified, the Board will coordinate the review and approval process along with the two remaining members of the ACC.

Requests for ACC approval should be sent to Janet Hassell, who will transmit the request to the Board and remaining ACC members to begin the approval process. Any changes to the front and back of residents need ACC approval.

Results of HOA Annual Meeting, April 14, 2022

Of the 198 ballots mailed out, we received 116 which meets the 20% of HOA homeowners to establish a quorum. The results of the voting are as follows:

Liz Beerman, Janet Hassell, Kathy Moran, Renee Paul, and Terry Wilson were reelected for one year terms. There were no write-in candidates.

The organizational meeting held immediately after the Annual Meeting was combined with the first Board meeting of 2022.

The HOA Budget was approved and the dues increase necessary to fund the budget. The Reserve Fund was increased by \$10,000 which met the goal set by the board to more closely bring the reserve account in line with the recommended 40% of the budget.

To read the comments made by some residents on their ballots, please turn to page 2.

Irrigation Update

April 1st the High Line canal was opened, and by the 3rd, water was flowing and the ponds are full. According to Will with WD, we can look forward to our irrigation system being operational around April 15th, perhaps sooner.

Our two new pumps are installed and operational. The Haven Hill and Lanai Drive homes should have plenty of water pressure this season, as the horsepower of the pump is about twice the previous pump's power. We are still getting bids on an enclosure for the West Pond electronics and controllers to protect them from weather and heat.

In testing the lines, two breaks were found in Summer Hill Court, which are repaired as of this date. Summer Hill Court good news is that the series of control boxes near the east parking area have been raised and grass planted. Hopefully the unpleasant drainage and odor will not occur this season.

Summer Hill Change in Dues

2022-23 HOA dues increase was approved at the Annual Meeting.

Dues for Patio Homes will be \$1220 a year, payable in one lump sum May 1st (or two equal payments one month apart).

Dues for the large lot homes will be \$305, payable May 1st.

Your HOA Dues at Work

Summer Hill Home owners Association 2022-2023 Annual Budget PROPOSED		
	2022-2023 Budget	2021-2022 Actual (Feb)
Income		
Dues Assessment		
Patio Homes (165 homes @ \$1,221)	201,465	181,500
Patio Homes Prepaid (1 home @ \$1,100)	-	1,100
Large Lots (33 homes @ \$305)	10,065	9,075
Less Outstanding Dues Collection		
Total Dues Assessment	211,530	191,675
Developer contribution for CKRewrite		2,500
Grand Valley Power-Return of capital credits	83	83
Transfer Fees	1,500	2,250
Finance Charges-Customers	110	107
Interest Income-Savings Act	100	88
Total Income	213,323	196,703
Expenses		
Landscape Maintenance		
Irrigation - per contract	11,000	9,167
Irrigation - non routine	25,000	23,287
Turf - per contract	59,137	52,062
Turf - non routine	2,000	-
Turf - new homes (New)	2,000	-
Native Grasses/Pathways - per contract	7,928	5,427
Native Grasses/Pathways - non routine	2,000	-
Miscellaneous	1,000	992
Major Projects	10,000	-
Water Work	7,500	-
Irrigation Water	2,400	1,942
Snow Removal	1,500	250
Utilities	9,800	8,639
Total Landscape Maintenance	141,265	101,766
Common Areas		
Softscape - per contract	34,179	27,026
Softscape - non routine	4,500	4,394
Ponds - per contract	5,650	4,033
Ponds - non routine	2,000	1,345
Ditch Maintenance	6,500	6,415
Tree Spraying & Maintenance	4,000	3,507
Total Common Areas	56,829	46,720
Administration		
Board education and training	500	
Website design and expenses	100	394
Insurance	1,800	1,446
Legal and professional fees	2,500	1,100
Office expense (postage/annual mtg/ state registration)	1,500	1,335
Income Taxes (paid on interest income from bank)		-
Total Administration	6,400	4,275
TOTAL EXPENSES	204,494	152,761
CASH RECEIPTS LESS CASH EXPENSES		
Beginning of Year Cash Balance	70,839	63,351
End of Year Cash Balance (Projected)	79,668	107,293
End of Year Cash Reserve	50,000	40,000
End of Year Operating Cash Balance	29,668	67,293
Total End of Year Cash Balance as of March 31	79,668	107,293

2022-23 Budget 2021-22 Actuals

3/11/2022

Last Year's WO/PR/ER by neighborhood and type

Neighborhood	Number of PR, ER, and WOs				Grand Total
	Canceled	Complete	On Hold		
Amber Spring Ct	1	11			12
Amber Spring Way		1			1
Autumn Brook Ct	3	10			14
Haven Hill Ct		3			3
Haven Hill Drive		1			1
Lanai Dr		1			1
Meadow Crest Ct	2	9			11
S Haven Crest Ct		3			4
Spring Crossing Rd		2			36
Summer Bend Ct	1	12			14
Summer Breeze Ct		7			7
Summer Crest Ct		13	2		17
Summer Hill Ct	2	47	3		61
Summer Hill HOA	2	10			14
Summer Hill Way	2	8			12
Summer Sage Ct		9			10
Summer Vale Circle		11	1		14
Grand Total	13	24	189	6	232

Neighborhood	Type													Grand Total
	Common Area Softscape	Drainage Ditch	General	Irrigation	Major Projects	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area Softscape	Weeds in Native	Weeds in Turf	
Amber Spring Ct	2	1		4				1	1	3				12
Amber Spring Way			1											1
Autumn Brook Ct	2			5				5			1	1		14
Haven Hill Ct	1								2					3
Haven Hill Drive									1					1
Lanai Dr				1										1
Meadow Crest Ct	3		1	6				1						11
S Haven Crest Ct				2								2		4
Spring Crossing Rd	2			14	1			17	1			1		36
Summer Bend Ct	1			9				3		1				14
Summer Breeze Ct	3							3		1				7
Summer Crest Ct	2			9		1		1		2			1	17
Summer Hill Ct	2		1	46			1	4	2	4	1			61
Summer Hill HOA			2	4			1	2	1	3				14
Summer Hill Way	5							5		2				12
Summer Sage Ct				2				1	1	1				10
Summer Vale Circle	2							3		5	3			14
Grand Total	24	1	5	194	1	10	9	42	18	18	5	2	1	232

From Kevin Bray to Summer Hill Residents:

“Here is the March 2022 Bray Report. Low inventories on both the resale and new construction market continue to be a headwind for overall transactions that are down 14% compared to the first quarter of 2021. The low inventories continue to affect pricing with total dollar volume increasing by 14% for the same period. While building permits counted in this report are for single family detached housing, we recently reported a large increase in multifamily projects across the valley in our commercial report. For decades the lion’s share of multifamily was subsidized affordable housing but with the increased demand and increasing rents, market-rate multifamily housing is able to stand on its own, becoming more available as a housing choice in 2022.

“With inflation and housing costs rising and pricing being driven by the housing shortage, a common topic among elected officials is housing affordability. Locally, the City of Grand Junction has engaged in a code rewrite which aims to address the affordability of housing in the City limits. The City of Fruita, completed an update to their comprehensive plan and zoning code in 2021 and is now considering alternatives and weighing the pros and cons of creating a housing authority under a largely new council. Mesa County has recently completed a transition to a new software allowing more to be done electronically which will hopefully speed up the process. All three municipalities’ community planning divisions are busy with private sector housing providers pushing to get projects through the approval process. (Continued on page 3)

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“With COVID in the rear-view the expectation that things would “return to normal” will be disrupted by the state’s PUC commission rule increasing the cost for natural gas in new developments, the forthcoming CDPHE mandates on TMDL’s, the FEDs increase of the FFR to combat inflation, among other acronymatic threats yet to be discovered. It’s shaping up to be another engaging year for private and public sector participants working to solve the riddle of growth in Mesa County.”

Sincerely, Kevin



The Bray Report

Residential Real Estate Statistics — Mesa County, CO

MARCH 2022

	2022	2021	Change
Total Sold - YTD	766	895	-14%
Volume - YTD	\$313.7 M	\$305.8 M	+3%
Median Price - YTD	\$370,000	\$307,000	+21%
	March 2022	March 2021	Change
Total Sold - March	317	382	-17%
Median Price - March	\$370,000	\$323,800	+14%
Days on Market - March	42	46	-9%
Active Listings - March	233	156	+49%

Active Residential Listings 2019-2022			
	JAN	FEB	MAR
2019	645	643	626
2020	557	520	596
2021	223	213	156
2022	187	222	233

Single-Family Building Permits											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
2019	645	643	626	677	759	790	794	797	781	764	682
2020	557	520	596	605	555	496	431	431	405	374	351
2021	223	213	156	166	217	293	356	400	438	392	309
2022	187	222	233								

Months of Inventory			
Price Range	MARCH Sold	Active Listings	Months of Inventory
<199k	19	20	1.05
200-299k	56	17	0.30
300-399k	110	46	0.42
400-499k	67	35	0.52
500-750k	47	53	1.13
750-999k	11	35	3.18
1M+	7	27	3.86
Total	317	233	0.74

Active Residential Listings: 233						
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k
Clifton (15 total)	7	0	3	1	2	1
Collbran/Mesa (13)	1	1	3	2	1	4
De Beque (5)	1	2	0	0	0	1
EOM/Palisade (15)	0	0	0	3	3	4
Fruita (24)	1	1	5	6	6	5
Glade Park (3)	0	1	0	0	2	0
Grand Junction City (32)	3	5	15	7	0	2
Loma/Mack/NW/W (17)	2	0	3	1	7	2
Northeast (20)	1	1	6	2	8	1
North (30)	0	2	0	8	7	9
Orchard Mesa (7)	0	1	0	2	4	0
Redlands (30)	0	0	0	2	11	6
Southeast (18)	4	3	10	1	0	0
Whitewater/Gateway (4)	0	0	1	0	2	0
Totals (233)	20	17	46	35	53	27

SOLD Residential Properties Jan 1 - Mar 31, 2022						
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k
Clifton (59 total)	20	24	14	1	0	0
Collbran/Mesa (9)	0	0	4	2	3	0
De Beque (2)	0	0	2	0	0	0
EOM/Palisade (25)	2	3	4	8	5	2
Fruita (102)	2	11	26	26	32	5
Glade Park (8)	0	0	1	5	1	0
Grand Junction City (82)	11	31	31	4	4	0
Loma/Mack/NW/W (29)	1	2	1	6	16	1
Northeast (83)	3	15	36	26	3	0
North (120)	5	26	28	32	23	3
Orchard Mesa (65)	3	12	23	18	8	1
Redlands (77)	1	6	15	9	20	17
Southeast (96)	11	15	59	11	0	0
Whitewater/Gateway (9)	0	2	1	2	3	1
Totals (766)	59	147	245	150	118	30

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: April 5, 2022.

Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501

Comments from HOA Residents on the Ballots

- Thank you for all you do!
- Good to hear the CC&Rs are being updated!
- Thank you to all the candidates who have agreed to serve on the HOA Board.
- Thank you to all of you!
- Glad to see budget includes a planned increase in cash Reserve. Keep going. We will need it on of these years.

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Comments continued:

- Please don't require permits to park cars in Summer Hill parking areas. It's a huge overextend of HOA responsibility.
- Thank you for all your hard work!
- Please ensure that I will not have to sweep/clean grass trimmings from my sidewalks and front door each Thursday during the grass mowing season. It's during the heat of the day and I am too old for it. One reason that we moved here was for landscape maintenance.
- I will never be convinced \$305 assessment is fair and equitable.
- This should have been a "live" in person meeting with Zoom as backup. Discussion of issues needs to take place.
- Thanks for all you do for our community!!
- Leach Creek?
- Thank you to all the volunteers who keep Summer Hill a nice place to live!
- Thank you for all you do for this HOA! Much Appreciated!
- Thank you Summer Hill Board.
- Thank you for all your hard work! 26676 Summer Hill Ct., Linda Nabity
- Thank you to all who work for Summer Hill!
- Thank you to all of the board members and committee members and volunteers for all of your help with our neighborhood! I am proud that we have such a well-run HOA. You are doing an amazing job. Thanks you!!!
- Thanks to all who are willing to serve.
- We appreciate the work that goes into the newsletter to keep us informed, Thank you!
- Thank you for the work you do.
- Suggest increased Reserve Balance.
- Suggest increased Reserve Balance (not a duplicate comment).

*We remember those who passed from the
Summer Hill Community in 2021*



Mike der Manuel

Judy Finochio

Nancy Treadway

Last Thoughts

What is a successful community? A successful community is one where residents hold genuine, mutual respect for one another and have a strong commitment to where they live. It is based on the foundation of a willingness to help and support one another and a mutual interest in the local area, from pulling weeds to welcoming new neighbors with a visit or a plate of cookies. Connectivity is another important factor; people often see their neighbors far more frequently than friends or family.

Building a great community also relies on the residents themselves to look after their space and to be mindful of how their actions will affect the environment. Simple gestures like trying to be as energy efficient and figuring out alternative modes of transport like cycling or walking for shorter trips can make a big difference. A healthy environment equals a healthy and thriving community.

A community is home to people of different backgrounds and perspectives. Being willing and open to understanding people from different walks of life is extremely important. It can create a healthy dialogue for learning about new and exciting ideas or cultures.

A focus on respecting one another, taking the time to learn and grow, sustainability, promoting fun events and keeping in touch with fellow members are just some of the key ingredients that allow a community to flourish. In a community like Summer Hill, the possibilities are endless.

Summer Hill HOA Board

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

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