

SummerHill newsflash



Up-To-Date News For Summer Hill Residents

Vol. 4 Issue 5

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Watering Schedule for Patio Homes

Turf waters Sunday, Tuesday, and Thursday starting at 10:00pm for 6-7 minutes and then again at 12:30-ish again. The native waters Monday and Wednesday at night. Drip waters on Monday, Wednesday, and Friday at 4:00am.

There has been some push back on the native watering at twice a week. I think a quick reminder to the concerned people that native should not be watered as much as turf. It is *native!* Watering times to both turf and drip systems have been increased by 15% last week due to the increased temperatures.

Keep in mind that if you are in a newly landscaped home, the grass will need supplemental domestic water as the amount for established lawns is not sufficient for new sod and plants.

News from the June HOA Board Meeting

- *Approved minutes from April 14, 2022 meeting..*
- *Reviewed the process for ACC requests during the interim of not having an ACC chairperson. See article on page 4.*
- *Landscaping update. See watering schedules above. The second softscape prune was completed in the common areas last week, and pruning of softscape in residential lots will be completed the week of June 13-17. Pink ribbons have been provided for residents to mark those plants they do not want pruned.*
- *The system worked out by Softscape chair, Sue Polen, and WD's Eric, is working well. Replacement plants have been selected to be xeric and non-invasive.*
- *A conversation has begun to determine the HOA's policy on rentals, both short and long term.*
- *Outdoor Fire Pits: See article on page 5..*
- *Work on updating and consolidating our CC&R's is ongoing, with the updated version scheduled for review and approval by 67% of residents by the 2023 Annual Meeting.*

HOA-Wide Yard Sale on Saturday, June 25th

Last year we designated a single day in which to have yard sales in Summer Hill. While there is no prohibition in our covenants from having a yard sale at any time, having a large event on a single day creates more interest and participation. It can improve sales, and limits the drive through traffic to primarily one day.

Prior to the sale, there will be posters placed in strategic places, and at the entrance to Summer Hill, with balloons. Several new residents have recently downsized and have expressed interest in such a sale as they now have a lot of potential yard sale inventory!!!.

Your HOA Dues at Work

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2022 through May 31, 2022 Cash Basis				
	2022-2023 Annual Budget	2022-2023 Actual Apr-May	2022-2023 Over (Under) Budget	% Budget
Cash Receipts				
Dues Assessment	211,365	136,435	(74,930)	64.55%
Transfer fees	1,500	250	(1,250)	16.67%
Developer Contribution for CCR rewrite	-	-	-	
Grand Valley Power-Return of capital credits	83	-	(83)	
Finance Charges-Customers	110	-	(110)	
Interest Income-Savings Acct	100	16	(84)	16.00%
Total Cash Receipts	213,158	136,701	(76,457)	64.13%
Expenses				
Landscape Maintenance				
Irrigation - per contract	11,000	2,000	(9,000)	18.18%
Irrigation - non routine	25,000	-	(25,000)	0.00%
Turf - per contract	59,137	10,752	(48,385)	18.18%
Turf - non routine	2,000	-	(2,000)	0.00%
Turf - new homes	2,000	-	(2,000)	0.00%
Native Grasses/Pathways - per contract	7,928	1,186	(6,742)	14.96%
Native Grasses/Pathways - non routine	2,000	-	(2,000)	0.00%
Miscellaneous Maintenance	1,000	-	(1,000)	0.00%
Major projects	10,000	-	(10,000)	0.00%
Winter Work	7,500	-	(7,500)	0.00%
Irrigation Water	2,400	-	(2,400)	0.00%
Snow Removal	1,500	-	(1,500)	0.00%
Utilities	9,800	629	(9,171)	6.42%
Total Landscape Maintenance	141,265	14,567	(126,698)	10.31%
Common Areas				
Softscape - per contract	34,179	6,215	(27,964)	18.18%
Softscape - non routine	4,500	919	(3,581)	20.42%
Ponds - per contract	5,650	1,027	(4,623)	18.18%
Ponds - non routine	2,000	2,335	335	116.75%
Ditch Maintenance	6,500	-	(6,500)	0.00%
Tree Spraying & Maintenance	4,000	1,804	(2,196)	45.10%
Total Common Areas	56,829	12,300	(44,529)	21.64%
Administration				
Board education and training	500	-	-	0.00%
Website design and expenses	100	-	(100)	0.00%
Insurance	1,800	1,485	(315)	82.50%
Legal and professional fees	2,500	-	(2,500)	0.00%
Office expense/postage/annual mtg/state registration	1,500	782	(718)	52.13%
Income Taxes (paid on interest income from bank)	-	-	-	
Total Administration	6,400	2,267	(3,633)	35.42%
TOTAL EXPENSES	204,494	29,134	(174,860)	14.25%
CASH RECEIPTS LESS CASH EXPENSES	8,664	107,567		
Beginning of Year Cash Balance		67,381		
Cash Balance as of May 31, 2022		\$ 174,948		

Neighborhood	Type									
	Common Area Softscape	Drainage Ditch	General	Irrigation	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area Softscape	Grand Total
Amber Spring Ct		1		2	1					4
Amber Spring Way				1		1				2
Autumn Brook Ct	3			1			1			5
Haven Crest Circle									1	1
Lanai Dr						1				1
Meadow Crest Ct	1		1	1						3
S Haven Crest Ct	1									1
Spring Crossing Rd					4	1			1	6
Summer Bend Ct				1			3		1	5
Summer Breeze Ct		1							1	2
Summer Crest Ct					7		1	1	1	10
Summer Hill Ct	1		2	13				1	1	19
Summer Hill HOA	1					2		2		5
Summer Hill Way	2									2
Summer Sage Ct				3			1			4
Summer Vale Circle				1	1	1	1			4
Grand Total	9	2	3	34	6	9	5	3	3	74

Neighborhood	s (Blank means OPEN)			Grand Total
	Cancelled	Complete		
Amber Spring Ct	1		3	4
Amber Spring Way	1		1	2
Autumn Brook Ct	3		2	5
Haven Crest Circle	1			1
Lanai Dr			1	1
Meadow Crest Ct	1		2	3
S Haven Crest Ct			1	1
Spring Crossing Rd	2	1		3
Summer Bend Ct			5	5
Summer Breeze Ct	2			2
Summer Crest Ct	1		9	10
Summer Hill Ct	3		16	19
Summer Hill HOA			5	5
Summer Hill Way			2	2
Summer Sage Ct		1	3	4
Summer Vale Circle			4	4
Grand Total	15	2	57	74

Watering Native Grasses

Native grasses often do not need much maintenance. Managing weed growth is important as weeds crowd out the grasses, leaving the soil at risk for erosion. Leaving seed heads on the plants in the fall will not only provides a feast for birds, and protect caterpillar eggs and chrysalises, but will increase plant hardiness and winter interest.

Native grasses typically do not require fertilizer. Once established, water can be cut back gradually. Some natives can be taken off irrigation completely.

Our Summer Hill HOA native grass areas are being watered twice a week. Water occurs at night (between 10pm and 12 am). WD monitors the grasses and if they are forming seed heads and not parched, the amount of watering stays the same. As temperatures increase, water may also be increased.

Unnecessarily watering typically causes the grasses to grow significantly, which requires additional mowing, which increases landscape expense. So for native grasses, less watering is better and good for conserving our water resources.



Residents observed Memorial Day and enjoyed Harry McDonald's rendition of taps at 3 pm.

HOA Spring BBQ Well Attended....

The Bray sponsored Spring BBQ on May 26th had great participation from all Summer Hill residents. Thanks to the Bray staff for their excellent grilling skills and to the residents who brought fantastic desserts, salads and snacks.



L to R: Augie Bruehlman, Bobbie Boe, Steve Smierciak



L to R: Dick & Diane Gigliotti, Craig Goodnight, Jan McRae, Pat Lackey, & Craig Robillard



L to R: Kevin Bray, Linda and Rob Washington



L to R: Craig Goodnight, Pat Lackey, Allen Christie & Wendy Christie

....As are the Monday Night Gazebo times



Updated procedure for making ACC Requests

As stated in our CC&R's, Article VIII, Sections 8.01 through 8.19, is in brief that any structural or design changes to the resident's property or common area must have prior approval by the Architectural Control Committee prior to making those changes. This includes front and back yards, decks, patios, walls, gates, paint colors, roof shingles, irrigation changes and more listed in the CC&R's. The purpose of this review is to assure consistency throughout the development, and a maintenance of the harmony of structures and landscaping.

Summer Hill HOA currently does not have an ACC Chairperson. We are actively seeking a volunteer who would take on the ACC approval process. Until such an individual is identified, the HOA Board members and the remaining members of the ACC are fielding these requests.

To submit a request,

First, download the following form from the HOA website (summerhillgj.com):

The image shows two pages of a form titled "PROJECT REQUEST FOR ARCHITECTURAL CONTROL COMMITTEE APPROVAL" with the Summer Hill HOA logo. The first page (left) contains fields for "Date of Request:", "Anticipated Project Start Date:", and "Anticipated Project Completion Date:", each followed by a date line (___/___/___). Below these is "Name of requestor(s):" with a line, "Email Address:" with a line, and "Project Address:" with a line. A section for "Project description: (attach additional pages if necessary)" has several horizontal lines. A "Check all that apply:" section includes "Landscape change:" with sub-options: "Requires Irrigation System Changes", "Requires digging and 811 notifications", and "Involves changes to softscape areas". It also has "Tree request:" with "To plant:" and "To remove:" options, and a "Details:" section with lines. The second page (right) has sections for "Paint residence:" (garage door, front entry door, stucco, other, color, sample submitted), "Fence or wall changes:" (new, existing, installing gates, describe plan with detailed drawings), "Reroofing residence:" (color matches shingles, color compatible with roofs, color, sample submitted), and "Changing patio design - describe:" with lines. At the bottom, it has "Requestor Signature" and "Date:" fields, a disclaimer, and the number "2".

Second, complete the form with the request you wish to make. Attach any diagrams, sketches, or other information. If you are able to scan these, please do so and attach to the request form.

Third, either email the complete packet (or drop it off) to Janet Hassell, Board Member who will initiate the review and approval process with the Board and the ACC by assigning an HOA Board member to be the lead to shepherd your request through the approval process. You will be notified who this person is, and will be your contact for any questions or clarifications.

Also, please consider stepping up to be the permanent lead on ACC requests.

Mosquito activity in Mesa County three weeks earlier than usual

From "The Daily Sentinel, May 27, 2022

The Grand River Mosquito Control District (GRMCD) is cautioning residents about mosquito activity, which is beginning much earlier than normal.

The District treats more than 2,500 private properties and 10,000 breeding sites, as well as public open spaces around the valley.

"We're about three weeks ahead of a typical year and have already discovered a good number of mosquito larvae," said Tim Moore, District Manager of GRMCD. "We have 18 of our seasonal field technicians actively working to combat the larvae before the mosquitoes mature into flying adults."



According to a GRMCD news release, people should remember the 3 D's: **drain, dress, and defend**. Residents are asked to keep an eye on and frequently drain containers to avoid standing water. Other tips are: disposing of any tires, drilling holes in the bottom of recycling containers, clearing roof gutters of debris, cleaning pet water dishes regularly, checking and emptying children's toys, repairing leaky outdoor faucets, and changing the water in bird baths at least once a week.

"Encouraging your neighbors to also eliminate sources on their own property is critical to a community-wide control program. Mosquitoes require water to complete their life cycle. If their water source is eliminated, so are their offspring," explains Moore.

Other tips include: wearing loose-fitting, light-colored clothing when outside and applying a mosquito repellent to bare skin and to your clothing. Repellents with 10-30% DEET, picaridin, oil of lemon eucalyptus and IR3535 are most effective, the release said.

For more information on the GRMCD go to www.fightthebitegj.com.

Re: Wood Burning Fire Pits

With our current dryness and tinderbox landscape, there has been some concern about open fire pits, especially those that are wood burning with the possibility of sparks escaping the pit.

Terry Wilson obtained this information from the Grand Junction City Fire Code. The types of outdoor fires discussed are called Portable Outdoor Fire Pits in the City Fire Code. This include what sounds like wood burning devices, like tables and chimeneas made from clay. The restrictions are:

- Must be 15 feet from the house and any other fuel sources.
- Must use clean wood, no trash or leaves
- 'A water source or extinguisher must be readily available.
- Must be attended by an adult at all times.
- May not be used during sustained winds, red flag warnings or no-burn days.
- No fires are permitted directly on the ground, even if surrounded by rocks.

Visit to the Atomic Legacy Cabin

Craig Goodnight led a group of HOA'ers to visit the renovated Atomic Legacy Cabin on Legacy Road. It contains extensive information about the role Grand Junction played in the Manhattan Project that resulted in the atomic bomb that ended WWII.



“June is busting out all over Summer Hill”



Do any of you recognize your beautiful blooming plant(s)?

Final thoughts:

*“There is a kind of beauty in imperfection” -
Conrad Hall*

*“The breeze at dawn has secrets to tell you.
Don't go back to sleep - Rumi*



Summer Hill HOA Board

Liz Beerman - Administration

Renee Paul - Softscape Ponds & Ditches

Janet Hassell – Communications, Trees

Terry Wilson - Landscape

Kathy Moran – Membership

Summer Hill

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