

Summer Hill

newsflash



Up-To-Date News For Summer Hill Residents

Spring

Vol. 6 Issue 4

What's Inside:

- Story 1: Annual Meeting and Regular Meetings Summaries
- Story 2: Real Estate Report
- Story 3: Summer BBQ May 23, 2024
- Story 4: Ballot Comments
- Story 5: Your Dues at Work
- Story 6: New Doggie Bag Caretaker
- Story 7: Roundabout Infractions



Board Members Jean Gauley, Kathy Moran, and Liz Beerman.

Annual and Regular Meeting Summaries

The Annual Meeting 2024 was held on Thursday April 11 at 6:30 at the Koinonia Center on 25 Road. The meeting was well attended with over 50 participants. Additionally, the HOA received 96 ballots (48.6% of the HOA) and multiple comments from the community. Both the budget and slate of candidates for the Board of Directors were approved. While the Annual Meeting proceeded with few questions or comments, the April Regular Meeting which immediately followed the Annual Meeting had enthusiastic and relevant discussions.

The comments from the ballots are shared in this newsletter. Owners and renters are always encouraged to reach out to the board through the HOA email. Your comments are important and welcome.

GJSummerHillHOA@gmail.com

The Wall

The Board has received lots of input, suggestions, comments, CC&R references, and quotes regarding the Wall separating the upper from the patio lots. Its current condition, maintenance, mitigation, responsibility etc. is being researched thoroughly. It is an open and ongoing conversation and no decision will be made regarding any action without full disclosure and information shared with everyone. It is a complex and complicated conversation. The Board wants everyone to be assured it is not being taken lightly.

(Continued on page 2)



Some of the 50 attendees to the meetings.

(Continued from page 1)

Board Structure and Committees

After the Annual and Regular Meetings, your newly elected board met to divide the workload for the upcoming year. The Authorities and Responsibilities for the Board for the new fiscal year are as follows:

Administrative: Elizabeth Rontino

Document And Content Coordinator: Jean Gauley

Information Coordinator: Nancy Elwell

Information Technology: John Fleming

WD Coordinator, Landscape & Irrigation:

Liz Beerman

Ponds And Ditches: John Fleming, Kathy Moran

Softscape: Kathy Moran

Upcoming Events to note

- The annual HOA BBQ will be held on May 23rd starting at 5PM. Everyone is encouraged to attend. Please bring a shade canopy if you have one. Bring your own chairs. AND this year we are proposing a game area with friendly competition in corn hole and other favorite lawn games. If you have them . . . bring them.
- Monday evenings at the gazebo, at 4PM for sharing good conversation, new introductions, stories and laughter over wine and/or other beverages of choice. It is informal and fun. Come ahead and make Monday a special day of the week.

Welcome Packets and Digital Contacts for everyone

Summer Hill Board maintains a list of all residents and their contact information. However, sometimes telephone numbers or emails change, or someone new moves in or out, or not everyone who would like to have digital access to newsletters and notices, makes it to the updated list. Please reach out via email if there is a new resident in your neighborhood, or if your own contact information changes, or someone in your house is not getting the newsletter. Our communications and contact volunteers will make sure it is updated.

Homeowner's Request

The following was received from a resident, and while it has been covered before, it is worth asking again for everyone's help to assist our friends and neighbors who may face challenges when sidewalks are blocked.

"Hello Summer Hill residents. This note is to request your cooperation in the placement of your trashcan and recycling materials. Summer Hill HOA has, in the past, requested residents to please not place their trashcans or recycling materials on the public sidewalk as this creates an obstruction to the sidewalk.

It is noticed that a number of residents do not comply with this request. Please consider making a change in placement of your trashcan and recycling materials to below the curb on the street or in your driveway area.

Doing this simple step will keep the sidewalk clear for pedestrians to use the sidewalk. Some of the public in our area utilize walking sticks, child strollers, rollators, bicycles, etc. and they require a free sidewalk. Thanking you in advance for being a courteous Summer Hill homeowner. "

Ballot Comments are included on pages 4-6.

Bray Real Estate Report

Kevin Bray brings you the March 2024 Real Estate Report:

The residential sales market continues to have its struggles as buyers struggle to acquire financing, and sellers continue to be hesitant to put their home on the market. There were 204 home sales in March, down 22% from March of 2023, and 494 for the first quarter, down 13% to the first quarter of 2023. However, there is some good news in the world of residential construction. Building permits took a nosedive in 2023, and it seems like they are starting to bounce back. There were 54 total building permits recorded in March, an increase of 74% over the 31 recorded March of 2023 and year-to-date numbers are up 30% over 2023. Overall months of inventory have declined since last month, due to a combination of more homes selling, and a few less homes on the market. Active listings are down 5% to March of 2023, and down 4% from last month. While this may seem like bad news, there are also 390 homes under contract currently on the MLS. These homes span across all price ranges, all areas of Mesa County, and all different styles of homes.

A QUICK SNAPSHOT OF THE MESA COUNTY HOUSING MARKET

MARCH 2024

MEDIAN SALES PRICE



MAR 2024: \$376,500

UP 2%

MAR 2023: \$367,500

OVERALL SALES



MAR 2024: 204

DOWN 22%

MAR 2023: 261

DAYS ON MARKET



MAR 2024: 57

DOWN 11%

MAR 2023: 64

BUILDING PERMITS



YTD 2024: 135

UP 30%

YTD 2023: 104

410
ACTIVE
LISTINGS

DOWN 5%
FROM MAR 2023

Residential | Commercial | Property Management | Construction & Maintenance | Development
1015 N. 7th Street Grand Junction, CO 81501 970.242.3647 www.brayandco.com



May 23rd! Mark your Calendars!

Once again Kevin Bray puts on his chef hat and hosts the HOA Summer BBQ! It will begin at 4 pm and last until...well, until the food and beverages run out!. Kevin provides the grilled hot dogs and hamburgers and will provide the trimmings. Also some wine and beer. Residents are encouraged to bring a side dish and/or dessert of choice to round out the menu. New this year, we're suggesting folks consider bringing some outdoor games, such as Corn Hole, as well as EZY-Up's for shade (if you have one.) It's always a good time and great for meeting old friends and meeting new ones.

Ballot Comments:

Summer Hill HOA Annual Meeting 2024

Ballot Comments:

The Board welcomes your thoughts, comments, congratulations and/or concerns. If you wish to be contacted in response, by a board member, please include your contact information.

- The HOA should make a decision regarding the wall prior to adopting the budget.
- Don't remove the wall. Continue to do immediate and necessary repairs and maintenance. Majority of wall looks fine. Start regular repairs and maintenance as you would do for any Summer Hill asset.
- Thanks for all you do!
- We would like to thank the HOA board for everything they do in support of the s
- Summer Hill community. It is mainly due to their efforts that Summer Hill is such a great place to live. Thanks
- Please clean out vegetation around the transformer at the corner of the wall and Spring Crossing Road.
- Thank you for all your hard work!
- I can't approve this budget without a wall resolution. The 10 properties that the wall problems affect directly, agree on 1 thing. The HOA board needs to make decision and lay out a plan and timeframe, so we know how to move forward. Thanks. Bert Hammond
- Is the board approving house paint colors? 851 Haven Crest Court does not match anything in the neighborhood at all.
- I've watched a variety of boards come and go over several years in Summer Hill. We have a unique community with lots of differing opinions, dues structures, and services. It is easy to pass judgement or complain. Where is the participation at regular meetings or in a volunteer role from those who choose to sit on the sidelines? Show up or quit complaining. This board is one of the best we have ever had!
- Thank you for all your time and dedication keeping all of us informed and taken care of.
- I've lived in Summer Bed court for 14 years in May. I've been very happy with our HOA! Keep up the good work!
- Do I need HOA approval to install a new lawn? Current lawn has been damaged by neighborhood dogs. Ron Beach
- Thank you!
- Thank you for all you do to make Summer Hill a special place to live!
- I assume that the \$14,300 overage in ditch maintenance is an infrequent expense as it is not budgeted for in the coming fiscal year? Do we know how often we anticipate this large expenditure?

<ul style="list-style-type: none"> • Thank you for everything you do to make Summer Hill a wonderful place to live. I think the street I live on, Summer crest Court, looked better last year than it has for some time and the spring pruning this year was the best. I replaced my roof last fall and working with Renee Paul was great, she went out of her way to make the process easy.
<ul style="list-style-type: none"> • According to the By-Laws, only board directors can remove another board member. So why do we vote for individual board members? Retaliatory? Control? Not necessary to have individuals being voted on. • Should be . . . Question: Do you approve of the Board of Directors? Yes/No Comment
<ul style="list-style-type: none"> • A very brief bio on Board Members and candidates could be provided to owners prior to voting, via the NewsFlash or this mailing/ballot. Also it's a little odd that people running for election are counting ballots.
<ul style="list-style-type: none"> • Thank you all for stepping up to help us "run this place".
<ul style="list-style-type: none"> • Many thanks for serving on the board.
<ul style="list-style-type: none"> • Is SE retaining wall necessary to remove? Why water it? That created the problems.
<ul style="list-style-type: none"> • Thank you to all of the board members, committee volunteers and others who have given their time and efforts to make our Summer Hill community the best it can be!
<ul style="list-style-type: none"> • We want to thank the board for a job well done. Not always an easy job, . . . the landscaping looks terrific, let's keep it up!
<ul style="list-style-type: none"> • There has been concern/questions on the back communal fence on Haven Crest Court north. Specifically how this will be maintained. This would impact thought or a specific budget.
<ul style="list-style-type: none"> • Thanks to the HOA board and volunteers for keeping Summer Hill the finest example of how HOAs should function.
<ul style="list-style-type: none"> • See Attached: and request the note is sent out to residents regularly to remind residents. Plant materials in roundabouts needs to be kept trimmed to 3 feet or below. • Attached: Hello Summer Hill residents. This note is to request your cooperation in the placement of your trashcan and recycling materials. Summer Hill HOA has, in the past, requested residents to please not place their trashcans or recycling materials on the public sidewalk as this creates an obstruction to the sidewalk. It is noticed that a number of residents do not comply with this request. Please consider making a change in placement of your trashcan and recycling materials to below the curb on the street or in your driveway area. Doing this simple step will keep the sidewalk clear for pedestrians to use the sidewalk. Some of the public in our area utilize walking sticks, child strollers, rollators, bicycles, etc. and they require a free sidewalk. Thanking you in advance for being a courteous Summer Hill homeowner.
<ul style="list-style-type: none"> • Thanks for all you do for us!
<ul style="list-style-type: none"> • Many thanks for all you do.
<ul style="list-style-type: none"> • The HOA dues need to be increased annually to match projected costs. Reserve funds should only be spent in the case of an emergency or to help avert a special assessment. The wall is not an emergency and should be funded over several years.
<ul style="list-style-type: none"> • Thank you all very much for your dedicated time, thoughts and concerns for Summer Hill!

- Grateful to people willing to serve on boards!
- Thank you for your service.
- We appreciate all the members of the board and the efficient communications and actions and hours volunteering. Thank you.
- Thank you all for your time and talent that you give to benefit us all. I really appreciate it.

- From John & Chris Hostetter

Dear Board Members:

It has come to our attention that an extensive project is either seriously being considered or perhaps already approved by the board to tear down the stucco wall. This is along the hill crest separating original Summer Hill homes from the newer development and largest number of owners to the north. While our property would not be directly involved, we are concerned from a budgetary standpoint as well as aesthetic benefit and buffer effect the wall provides everyone.

If pursued, our understanding is the expense to demolish would dwarf all other line items in our regular annual budget for Summe Hill HOA. This could seriously impair the HOA's financial liquidity, require a substantial special assessment or both.

Our vote is "no" to allow for a review of said project and give all members the opportunity to evaluate the impacts of this understanding. In addition to possible negative impacts to all members, it would leave owners who have purchased properties and further developed them with an understanding and an expectation that the wall would be an ongoing structure with a huge problem.

Demolition should be considered along with other alternatives that might include among other options changing boundary lines that would allow impacted members the option to repair the existing wall independently or as a subgroup, while replacing would be done according to guidelines acceptable to the association. The pros, cons, and costs of each scenario could be explained thoroughly and enable the interest of all stakeholders to be considered before a final decision is reached and funds committed.

Fiscal Year End Financials 2023-2024

Total Cash Receipts:

\$215,645

Total WD Yards Contract:

\$128,778

Total Other Maintenance:

\$ 77,462

Your Dues at Work

From Jim Finlayson:

Below are the Problem Reports, Work Order and Emergency Reports as of April 13, 2024.

BY NEIGHBORHOOD

Number of PR, ER, and WOs Neighborhood	(Blank means OPEN)		
	Complete	On Hold	Grand Total
Amber Spring Ct	2		2
Autumn Brook Ct	1	1	2
Haven Hill Ct			1
Meadow Crest Ct	1		3
Spring Crossing Rd	2	3	5
Summer Bend Ct	1		1
Summer Hill HOA		1	1
Grand Total	2	7	15

BY TYPE OF PROBLEM

Number of PR, ER, and WOs Neighborhood	Type							Grand Total
	Common Area Softscape	Drainage Ditch	Irrigation	Ponds	Residential Softscape	Trees	Weeds in Native	
Amber Spring Ct		1					1	2
Autumn Brook Ct					2			2
Haven Hill Ct				1				1
Meadow Crest Ct	1				2			3
Spring Crossing Rd	1		1		2	1		5
Summer Bend Ct			1					1
Summer Hill HOA	1							1
Grand Total	3	1	2	1	6	1	1	15



New Doggie Bag Person

Renee Paul has assumed the responsibility of seeing that the Doggie Bag stations are well stocked with doggie bags. She joins a group of Doggie Bag volunteers who have tended the stations, which includes Ken Stephenson, Betty & Craig Robillard, and John Winder. Summer Hill volunteers are great and we appreciate all of them.

Round-about “Whoa’s!”

Residents are reporting that drivers are cutting the corners at round-abouts and not following the flow of traffic or the directional arrows. It is very tempting when no one is around to take a “short cut”. However, it is a real danger to drivers, bikers and pedestrians who are observing the traffic flow and risk having a head-on collision—which no one wants. About 5 years ago, the board requested a police officer monitor the Spring Crossing/Summer Hill Way round-about, and 2-3 folks were caught and ticketed. That is always an option to encourage compliance!

Final Thoughts



“And this, our life, exempt from public haunt, finds tongues in trees, books in the running brooks, sermons in stones, and good in everything.”

William Shakespeare, “Twelfth Night”

2024-2025 HOA Board of Directors

<i>Liz Beerman</i>	<i>Nancy Elwell</i>	<i>John Fleming</i>
<i>Jean Gauley</i>	<i>Kathy Moran</i>	<i>Elizabeth Rontino</i>