

SummerHill

# newsflash



Up-To-Date News For Summer Hill Residents

Vol. 5 Issue 3

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## HOA Annual Meeting Report

Per the CC&R's of Summer Hill Homeowner's Association, the HOA Board held the 2023 annual meeting of owners for the primary purpose of approving the annual budget and voting for the Board of Directors. One hundred eight ballots were submitted, representing 54% of the owners. 20% yes votes were required and were met for approval of the 2022-23 HOA Budget. Additionally, the following owners were re-elected to serve on the board: Liz Beerman, Kathy Moran, Terry Wilson, Jean Gauley and Ken Stephenson. Mike Moran from Haven Hill was a write-in candidate and approved by the Board.

Board members, Ken Stephenson, Mike Moran (Haven Hill) and Jean Gauley have committed to serve for at least two terms. This is to assure continuity on the board. The current one year term for Board members in a worst case scenario, could result in none of the members being willing to continue, and the HOA could be left without a Board. Most boards are set up with overlapping terms to avoid that possibility.

The Board welcomed Mike Moran who lives on Haven Hill as the newest member of the board. Mike is a long-time resident of Summer Hill, and has served on the HOA Board in the past as an officer and as president. The HOA Board has one more position to fill for its seven member board. Residents are encouraged to considering volunteering for this important position.

The April Regular Board Meeting was held immediately after the Annual Meeting. Important actions taken at that meeting included setting the dates for Regular HOA Board meeting as well as next year's Annual Meeting: Regular Meetings of the Board are scheduled for June 8, September 7, November 9, February 8, March 7, and 2024 Annual Meeting April 11. The Regular Board meetings will follow the Zoom format. However, the Board decided to hold the Annual Meeting in person next year, in a location to be announced at that time.

See page two for information about the upcoming HOA BBQ sponsored by Bray on Thursday, May 25<sup>th</sup>.

## Look for New Signs in Parking areas

The Board has responded to residents' concerns that residents are using the cul de sac parking areas for long-term resident parking. To discourage this, the Board is installing signs in the cul de sacs to remind everyone that these areas are for visitor and short-term resident parking only.

## ACC has new Chair and Members

The HOA Board is pleased to announce that Renee Paul has agreed to accept a leadership role on the ACC. She will be the initial contact for ACC requests, replacing Janet Hassell who was interim lead after Brad Pearson stepped down. The changeover occurred on April 12, 2023

Renee will be joined by current ACC member Jami Salyer and new member Mike Moran (on Amber Spring Ct).

The procedure for requests will stay the same with residents desiring to make changes to their property (as listed in the CC&R's) will need to go to the website and download the request form, then send it to Renee at her email, [rmpaul61@gmail.com](mailto:rmpaul61@gmail.com).

Sandra Mathewson and Jane Foster are taking an HOA volunteer break after their years of serving on the HOA Board and ACC Committee. Their efforts have been invaluable to keeping Summer Hill as beautiful and controlled as it is today.

# Final HOA Budget for 2022-23

# Your Dues at Work - 2023

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2022 through March 31, 2023 Cash Basis				
	2022-2023 Annual Budget	Final 2022-2023 Actual Apr-Mar	2022-2023 Over (Under) Budget	% Budget
<b>Cash Receipts</b>				
Dues Assessment	211,365	210,265	(1,100)	99.48%
Transfer fees	1,500	1,125	(375)	75.00%
Grand Valley Power-Return of capital credits	83	97	14	
Finance Charges-Customers	110	55	(55)	
Interest Income-Savings Acct	100	629	529	629.00%
<b>Total Cash Receipts</b>	<b>213,158</b>	<b>212,171</b>	<b>(987)</b>	<b>99.54%</b>
<b>Expenses</b>				
Landscape Maintenance				
Irrigation - per contract	11,000	11,850	850	107.73%
Irrigation - non routine	25,000	15,766	(9,234)	63.06%
Turf - per contract	59,137	64,198	5,061	108.56%
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	7,064	(864)	89.10%
Native Grasses/Pathways - non routine	2,000	-	(2,000)	0.00%
Miscellaneous Maintenance	1,000	6,313	5,313	631.30%
Major projects	10,000	-	(10,000)	0.00%
Winter Work-ponds	7,500	3,292	(4,208)	43.89%
Irrigation Water	2,400	2,035	(365)	84.79%
Snow Removal	1,500	450	(1,050)	30.00%
Utilities	9,800	8,296	(1,504)	84.65%
<b>Total Landscape Maintenance</b>	<b>141,265</b>	<b>119,264</b>	<b>(22,001)</b>	<b>84.43%</b>
Common Areas				
Softscape - per contract	34,179	37,213	3,034	108.88%
Softscape - non routine	4,500	3,214	(1,286)	71.42%
Fences - per contract	5,650	6,078	428	107.58%
Ponds - non routine	2,000	2,457	457	122.85%
Ditch Maintenance	6,500	2,115	(4,385)	32.54%
Tree Spraying & Maintenance	4,000	8,630	4,630	215.75%
<b>Total Common Areas</b>	<b>56,829</b>	<b>59,707</b>	<b>2,878</b>	<b>105.06%</b>
Administration				
Board education and training	500	-	-	0.00%
Website design and expenses	100	79	(21)	79.00%
Insurance	1,800	1,485	(315)	82.50%
Legal and professional fees	2,500	3,516	1,016	140.60%
Office expense/postage/annual mtg/state registration	1,500	2,759	1,259	183.93%
Income Taxes (paid on interest income from bank)	-	-	-	-
<b>Total Administration</b>	<b>6,400</b>	<b>7,838</b>	<b>1,938</b>	<b>122.47%</b>
<b>TOTAL EXPENSES</b>	<b>204,494</b>	<b>186,809</b>	<b>(17,185)</b>	<b>91.35%</b>
<b>CASH RECEIPTS LESS CASH EXPENSES (RESERVES)</b>	<b>8,664</b>	<b>25,362</b>		
Beginning of Year Cash Balance		67,381		
<b>Cash Balance as of March 31, 2023</b>		<b>\$ 92,743</b>		
CHECKING ACCT BALANCE		3,021		
SAVINGS ACCT BALANCE		19,722		
RESERVE ACCT BALANCE		70,000		
<b>TOTAL CASH AT END OF YEAR</b>		<b>\$ 92,743</b>		

Neighborhood	Number of PR, ER, and WOs (Blank means OPEN)	
	Complete	Grand Total
Spring Crossing Rd	1	1
Summer Bend Ct	1	1
Summer Hill HOA	2	2
Summer Hill Way	2	3
Summer Vale Circle	1	1
<b>Grand Total</b>	<b>6</b>	<b>10</b>

## Spring BBQ, Thursday, May 25

Kevin Bray has scheduled the Summer Hill spring BBQ for Thursday, May 25<sup>th</sup>. Kevin will be at the grill cooking hamburgers and brats, and will furnish the trimmings and a variety of drinks.

All homeowners are invited to come and bring a side dish and/or dessert to share.

The event begins at 5 pm. It's a great way to meet and greet neighbors, old and new! This year lawn games will be available for friendly/neighborly competition.

Be sure to save the date!

## BRAY & CO. The Bray Report

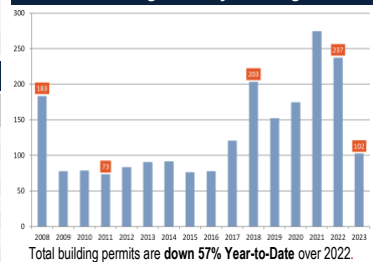
Residential Real Estate Statistics - Mesa County, CO

### MARCH 2023

	2023	2022	Change
Total Sold - YTD	558	787	-29%
Volume - YTD	\$226.9M	\$321.8M	-29%
	Mar 2023	Mar 2022	Change
Total Sold - Mar	253	337	-25%
Median Price - Mar	\$370,000	\$367,800	+0.5%
Days on Market - Mar	65	42	+55%
Percent of List Price Received - Mar	97.6%	99.5%	-1.9%
Active Listings - Mar	433	233	+86%

Active Residential Listings 2019-2023												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019	645	643	626	677	759	790	794	797	781	764	682	585
2020	557	520	596	605	555	496	431	431	405	374	351	281
2021	223	213	156	166	217	293	356	400	438	392	309	219
2022	187	222	233	279	378	497	566	594	607	587	573	523
2023	488	479	433									

### Year-to-Date Single-Family Building Permits



Price Range	Months of Inventory		
	MARCH Sold	Active Listings	Months of Inventory
<199k	21	23	1.1
200-299k	44	43	1.1
300-399k	86	58	0.7
400-499k	45	89	2.0
500-750k	39	120	3.1
750-999k	13	64	4.8
1M+	5	39	7.8
Total	253	433	1.7

Active Residential Listings: 433							
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (28 total)	12	4	1	4	6	1	0
Collbran/Mesa (21)	0	3	2	0	6	2	8
De Beque (4)	1	1	0	0	0	0	1
EOM/Palisade (16)	4	0	0	1	6	3	2
Fruita (46)	2	3	8	11	15	4	3
Glade Park (4)	0	0	0	0	3	1	0
Grand Junction City (35)	1	9	12	10	2	1	0
Loma/Mack/NW (28)	1	1	0	2	14	8	2
Northeast (39)	0	4	12	16	7	1	0
North (78)	1	2	4	18	32	19	4
Orchard Mesa (40)	0	8	3	17	8	2	2
Redlands (59)	0	2	0	5	19	18	15
Southwest (28)	1	6	14	4	2	1	0
Whitewater/Gateway (8)	0	0	2	1	0	3	2
Totals (433)	23	43	58	89	120	64	39

SOLD Residential Properties Jan 1 - Mar 31, 2023							
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (40 total)	12	17	5	5	1	0	0
Collbran/Mesa (6)	1	0	2	0	2	1	0
De Beque (4)	0	3	1	0	0	0	0
EOM/Palisade (12)	1	1	2	2	6	0	0
Fruita (81)	5	8	34	20	13	1	0
Glade Park (1)	0	0	0	0	1	0	0
Grand Junction City (78)	14	20	31	12	1	0	0
Loma/Mack/NW (29)	1	2	5	7	6	6	2
Northeast (72)	4	10	42	9	5	2	0
North (50)	3	7	8	16	12	1	3
Orchard Mesa (52)	3	12	19	12	6	0	0
Redlands (67)	1	3	8	9	31	11	4
Southwest (61)	4	23	29	5	0	0	0
Whitewater/Gateway (5)	0	0	1	0	2	2	0
Totals (538)	49	106	187	97	86	24	9

\*\*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 6, 2023.  
Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501

### From Kevin Bray and Darah Galvin, Dir. Of Operations:

On the right is the March 2023 Bray Report along with the Quarter 1 Trends Report for 2023. The residential market remains slower than last year, but we are seeing the traditional seasonality of our market rising as the weather gets warmer. Transaction numbers and volume numbers for the first quarter are both down 29%, although the inventory for homes below \$400k sit right around 1 month- keep in mind, the switch between a buyer and a sellers' market happens around 6 months of inventory.

The number of active homes on the market continues to be well above March of 2022 with an 86% increase with 433 active homes, but that number has begun to decline since the height of 607 in September of 2022. Building permits have seen a large decline from first quarter of 2022, with only 102 building permits for single family homes so far this year. This is a decline of 57% from the 237 permits first quarter of 2022. Higher interest rates and builder uncertainty can be the source of some of the declines, with low inventory still remaining low across the building sector of real estate.

All around, the market is still moving and shaking, and even with the change in interest rates, looks healthy for both buyers and sellers.

## Tips for Tree Health & Insect Control

*Jan McRae, resuming her Tree Committee chair position, has energetically investigated the changes that have occurred during her year's absence from the committee. She has provided the following information about trees for the benefit of residents and is willing to answer any questions that residents may have.*

Ash, pinion and prunus trees (ornamental plum and cherry) require treatment every year to protect them from insects such as Lilac borer, Ash bark beetle, Peach borer, Epps beetle, aphids, scale, etc. The HOA arranges for spraying trees that are located in all Common Areas, the first 20 feet in front of Patio Homes and the first 20 feet of corner lots. Trees located elsewhere on Patio Home property and all trees on Large Lot property are the responsibility of the homeowner.

Mike James (Mountain States Tree Service) has been caring for Summer Hill trees for many years, and will be doing the HOA tree spraying again in 2023.

If homeowners have trees on their property that are not in an area cared for by the HOA and would like to arrange with Mike to spray their trees at owner expense, his contact information is: Mountain States Tree Service, Mike James 970 242-6679

In addition to insects, the other serious problem that affects our trees is **over-watering**. We have many trees that are seriously stressed due to trees having water needs that are different from the needs of grass. If you have trees on your property that are growing in the lawn, please do NOT water them during irrigation season – they are already getting too much water.

The City Forestry department has recommended removing all grass 1-2 feet around the trunks of trees growing in the lawns and leave the area bare to allow the tree root flare to dry. WD Yards will be working to accomplish this in areas cared for by the HOA. (Please do not plant flowers, etc. around the trunks – it will defeat the purpose.) Removing grass from around trees will also help prevent mowers/trimmers from hitting and damaging the trunks.

Happy Spring

## Work progressing on Upper West Pond

The upper west pond initially was created as a settling pond for canal water being pulled in for irrigation. However, over time, it has become a weedy, unsightly area with stagnant, malodorous water being a breeding place for insects. WD has bypassed the pond and the creek irrigation water goes directly into the irrigation system, with pump filters to remove excess debris.

The Board, following advice of a Water Hydrologist, decided to fill in the pond. Fortunately, Rod Porter is giving us excess dirt he has accumulated relative to home construction, and WD's crew is moving the dirt to the site. The final plan will include covering the area with either rock mulch or turf which will greatly improve the appearance of the area.





## Thefts in Summer Hill

Over the last two weeks we have had a least two thefts of outside yard sculptures: a bronze dog statue from 2679 Amber Spring Court and a metallic "Ant Hill" creation from 2682 Summer Hill Court. The thefts apparently have occurred at night. We know we have had increased traffic in the subdivision related to the Clean Up and items being picked up, but of course that can't be confirmed. Police reports have been filed.

There are several steps homeowners can take to reduce the occurrence of theft. First, leave your front lights on during the night, or install motion detector lights to deter possible thieves. Additionally, some home security systems (such as Simply Safe or ADT, Ring, and others) are relatively inexpensive home security systems and have the capability to detect and image activity.

Summer Hill has always felt like a secure neighborhood and to have prowlers is very disturbing. With summer coming and school not in session (freeing up kids to do mischief), please be vigilant and do not hesitate to notify the police if you are aware of suspicious activity.

## What can be done about feral cats?

*Board Member, Jean Gauley, addressed the issue with feral cats with Doug Frye, Mgr., Mesa County Animal Services. Here is the response from Animal Control:*

"Hello Jean,  
Feeding of feral cats is a huge issue throughout the county. We generally recommend that if someone feeds or provides care for animals >10 days they are generally considered to be the caretaker/owner of the animals. We recommend that they spay/neuter and release the cat back to the same area and they can get vaccinations at that time. If they stop feeding the cats, they will find another food source.

If you have any more questions, please feel free to contact me

--

Douglas M. Frye, Manager  
Mesa County Animal Services  
Animal Welfare Association of Colorado"



## Gazebo Happy Hour Returns

Monday, April 10, folks gathered at the Gazebo for the first Happy Hour of the season to enjoy the beautiful weather and visit with friends.,

From L to R, Jan McRae, Laura Young, Craig Goodnight, Bob Wirtenan, Steve Smierciak, Nancy Wirtenan, Kathy Smierciak, Lisa Seitz, Ken Seitz, John & Patty Winder and Bill Hassell. Janet Hassell is behind the camera!

Weather permitting (both heat, cold, rain or snow), Happy Hour at the Gazebo will happen on Mondays at 5 pm.



## Irrigation Problems Emerge Before Start-up

In the process of de-winterizing and testing irrigation lines, a major break was discovered along Summer Hill Way behind Summer Sage. Fortunately, the problem will be fixed before the irrigation system is activated for the HOA. These types of problems, unfortunately, are common due to shifting ground and aging pipes.

We appreciate WD acting promptly to make the repair, since the Highline Canal is full and the east pond is beginning to fill.



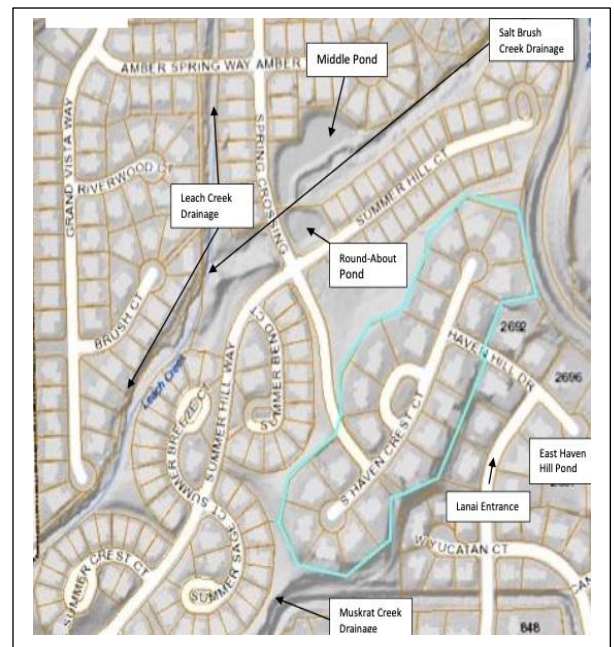
Highland Canal on April 11, 2023

## The Ditches/Creeks Conundrum

Summer Hill is “blessed” with three major drainage ditches: Leach Creek, Muskrat Creek, and Salt Brush Creek. Over the years there has been controversy regarding who is responsible for maintaining the drainages. The current position of the City of Grand Junction is that the HOA is responsible, Board Member, Ken Stephenson, is working with the City to explore getting financial assistance to clean up the ditches as occurred about five years ago. Since then, the City has not had extra funds to provide assistance.


Over the past years, the HOA has paid to have a water channel maintained in Salt Brush Creek and part of Leach Creek. Muskrat Creek is overgrown with trees and some have fallen into Paradise Hills properties. No clean up has been attempted.

Bottom line, maintenance of these areas will be a major expense and how the areas are mitigated will most likely be a serious conversation now and in the future.






# Annual Meeting Ballot and Questionnaire Responses



## Summer Hill HOA Annual Meeting 2023 Ballot for PUBLICATION

**TOTAL NUMBER OF VOTES RECEIVED: 108 = 54%**  
Note: Some ballots left some or all items blank. These were not counted in any category.


ITEM	YES	NO
Approval of Annual Budget	X	
<b>Approval of Board and Candidates</b>		
Liz Beerman	X	
Jean Gauley	X	
Kathy Moran	X	
Ken Stephenson	X	
Terry Wilson	X	
<i>Note: Please feel free to write in one or more potential board candidates below.</i>		
<b>Mike Moran: 864 Haven Crest Court. Approved and Appointed by the Board.</b>		



## Summer Hill HOA Annual Meeting 2023 Questionnaire

Here are the numbers on the questionnaire along with a variety of comments. These comments are a representative sample of the comments we received and are not every actual comment.

ITEM	YES	NO	No Opinion
WD Landscaping provides good service for Summer Hill.	95	7	4
<i>Comment:</i>			
<ol style="list-style-type: none"> <li>1. Although I think they are basically doing a good job, the beds behind our houses need attention.</li> <li>2. Excellent.</li> <li>3. Very nice work. Polite employees.</li> <li>4. Doing a good job but not as attentive to detail as they used to be. Having to clean out the sprinkler heads in our lawn and our adjacent common area ourselves and also having to clean out leaves and trimming in our lawns and adjacent HOA courtyards.</li> <li>5. Staff was responsive to my questions and asked me follow up questions if they had them.</li> <li>6. Overall WD landscaping does a good job, but there are several sink holes where irrigation lines broke that have never been repaired. Clean up along Leach Creek would be appreciated.</li> </ol>			
I attend and enjoy the social events like Bray sponsored Bar-B-Ques and Monday evening wine at the gazebo.	45	21	24
<i>Comment:</i>			
<ol style="list-style-type: none"> <li>1. May attend some in 2023. Not attending due to other time obligations.</li> <li>2. While I don't come to every event I do find such gatherings helpful in meeting residents from other cul de sacs.</li> <li>3. Knowing your neighbors is important to us.</li> <li>4. I didn't realize the Monday evening wine at the gazebo was a board HOA event. Bray cookout always appreciated.</li> <li>5. Sometimes.</li> <li>6. We do not, but we are going to start.</li> <li>7. I don't attend, but am glad the HOA has these events.</li> <li>8. Have yet to participate. Looking forward to doing so in future.</li> </ol>			
I appreciate the communication channels and enjoy receiving them: Newsletters, special notice emails, new permanent signage.	93	13	7
<i>Comment:</i>			
<ol style="list-style-type: none"> <li>1. Especially the newsletter. So well done</li> <li>2. Big thank you to our hard working, diligent HOA board and other HOA volunteers.</li> </ol>			



<ol style="list-style-type: none"> <li>4. I appreciate the communication; however, I do not care for the new permanent signage. I think it detracts from the beautiful landscaping, views, etc.</li> <li>5. Fantastic. Thank you Janet.</li> </ol>			
I appreciate how important volunteers are to the effective running of our community and would like more information. (please provide phone #)	64	4	3
<i>Comment:</i>			
<ol style="list-style-type: none"> <li>1. Thank you for all volunteers do. We know our HOA costs and response to issue would be adversely affected without them.</li> <li>2. We must have knowledgeable and committed volunteers for the betterment of the subdivision.</li> <li>3. Thank you all for your time in volunteering</li> <li>4. Can't volunteer at this time.</li> <li>5. I appreciate all of the volunteers and board members. At the appropriate time in the future, I would be open to volunteering. Until then, I will appreciate those who can.</li> </ol>			
<b>Additional Comments:</b>			
<ol style="list-style-type: none"> <li>1. Bray should be commended for their BBQs (1 or 2 per year).</li> <li>2. Perhaps the HOA Board could have "meet and greet" gathering occasionally to let residents to interact on a face to face basis, maybe twice a year in various locations? (Mike Moran, 864 S. Haven Crest Court)</li> <li>3. Congratulations to Janet Hassell on her retirement (sort of). Janet has been a valued board member and will continue to contribute to our HOA. Thank you Janet for your past and continuing service @ Summer Hill</li> <li>4. Thank you for being part of the leadership for the neighborhood. Thank you for putting in the time for making this kind of neighborhood we all want.</li> <li>5. Maybe give homeowners that seriscape their front yard a discount on dues.</li> <li>6. Thank you, Janet Hassell, for your leadership and communication.</li> <li>7. Please remember to have trimming along sidewalk located at south end of Grand Vista Way. Needs work to clear out volunteer trees growing along sidewalk.</li> <li>8. I would like very much to have live annual meetings not on Zoom.</li> <li>9. Paint the new HOA meeting signs the maroon red of the Summer Hill entry sign. It would look very nice.</li> <li>10. Thanks to all the volunteers. Summer Hill is a very nice place to live.</li> <li>11. Curious if there's ever repair on the top of the stucco fencing. Ours has been breaking and crumbling for years and its never been fixed. We've tried to spackle and paint ourselves, but heard it was supposed to be taken care of by our dues? Just curious.</li> </ol>			

*Final thoughts: You must be the change you wish to see in the world.*

*Mahatma Gandhi*



## Summer Hill HOA Board

*Liz Beerman*

*Ken Stephenson*

*Terry Wilson*

*Mike Moran*

*Jean Gauley*

*Kathy Moran*

Summer Hill Home Owners Association  
PO Box 3896 – Grand Junction, CO 81502  
Email: [summerhillgj.com](mailto:summerhillgj.com) Website: [summerhillhoagj.com](http://summerhillhoagj.com)