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### *Irrigation Update*

With the opening of the canal on April 7<sup>th</sup>, the irrigation season has begun. WD has been in the subdivision trouble shooting leaks (have found two big ones). **The Haven Hill leak is fixed and the large lots have water again.** There may be a delay with the culdedasac west of the Summer Hill Ct roundabout as work continues on the Summer Hill Way leak. Per Terry Wilson, Irrigation authority, residents are reminded to report irrigation problems to your E&E.

Do not contact WD directly as they have been instructed to respond to designated people who can effectively assess any emergency and if necessary, turn off water, pumps and/or controllers as needed.



Haven Hill Irrigation repair

### *BBQ Time in Summer Hill!*

The event is set for Thursday, May 25<sup>th</sup>, at 5 pm, but it's not too soon to put it on your calendar.

As in the past, the BBQ is sponsored by Bray & Co., and Kevin Bray will be doing his culinary magic on the grill. Bray also provides the trimmings, drinks and condiments.

Please bring your favorite beverage as well as a side dish, dessert, or appetizer to add to the dinner.

Remember, the BBQ starts at 5pm. It's a great opportunity to catch up with friends...and enjoy some good food!

### *Architectural Control Committee Active Again*

The Architectural Control Committee (ACC) is up and running again. During an interim break when the previous chair, Brad Pearson, stepped down, the HOA Board took on the review and approval process.

Now, the new committee of Renee Paul (Summer Hill Court), Mike Moran (Amber Spring) and Jami Salyer (Spring Crossing) has assumed the review and approval process for which we appreciate their volunteer work.

Renee Paul, ACC lead, has provided this important information about ACC procedures:

"It's Springtime and everyone wants to spring into home improvement projects. After a long winter, all our creative nature starts to bloom. We welcome all the fun projects that people are undertaking.

"However, we do have a process for ACC project approvals. The ACC committee thought that this would be a great time to reiterate the importance of having ACC approval for your projects. In the CC&Rs Article VIII will help you better understand the process.

"Let me summarize most of it for you. Any change to the outside of your home and property "most likely" will require ACC approval. The front/side/backyards are included for ACC approval. When in doubt, just reach out and ask first.

(Continued on page 2).

# HOA Budget for 2023-24

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2023 through April 30, 2023 Cash Basis				
	2023-2024 Annual Budget	2023-2024 Actual Apr	2023-2024 Over (Under) Budget	% Budget
<b>Cash Receipts</b>				
Dues Assessment-patio homes	201,300	-	(201,300)	0.00%
Dues Assessment-lake lot homes	10,065	-	(10,065)	0.00%
Transfer fees	1,500	-	(1,500)	0.00%
Grand Valley Power-Return of capital credits	83	-	(83)	0.00%
Finance Charge-Customers	110	-	(110)	0.00%
Interest Income-Savings Acct	100	58	(41)	58.00%
<b>Total Cash Receipts</b>	<b>213,158</b>	<b>58</b>	<b>(213,099)</b>	<b>0.03%</b>
<b>Expenses</b>				
WD Yards contract	-	-	-	-
Irrigation - per contract	11,100	525	(10,575)	8.33%
Turf - per contract	62,625	5,219	(57,406)	8.33%
Softscape - per contract	36,846	3,070	(33,776)	8.33%
Native Grasses/Pathways - per contract	6,650	568	(6,082)	8.33%
Ponds - per contract	9,650	471	(9,179)	8.34%
Tree Spraying & Maintenance	4,957	418	(4,539)	8.34%
Total WD Yards contract	128,028	10,689	(117,339)	8.35%
<b>Other maintenance expenses</b>				
Irrigation - non routine	25,000	-	(25,000)	0.00%
Turf - non routine	1,520	-	(1,520)	0.00%
Tree Spraying & Maintenance - non routine	-	-	-	-
Miscellaneous Maintenance	5,000	251	(4,749)	5.02%
Minor projects	10,000	-	(10,000)	0.00%
Water Work	9,500	-	(9,500)	0.00%
Irrigation Water	2,400	-	(2,400)	0.00%
Snow Removal	1,500	-	(1,500)	0.00%
Utilities	9,800	126	(9,674)	1.29%
Softscape - non routine	4,500	-	(4,500)	0.00%
Ponds - non routine	2,000	-	(2,000)	0.00%
Ditch Maintenance	2,846	-	(2,846)	0.00%
Total Other maintenance expenses	70,066	377	(69,689)	0.54%
<b>Administration</b>				
Board education and training	500	-	(500)	0.00%
Website design and expenses	100	-	(100)	0.00%
Insurance	1,800	1,490	(310)	82.78%
Legal and professional fees	2,500	-	(2,500)	0.00%
Office expense/postage/annual rights/late registration	1,500	604	(896)	40.27%
Income Taxes (paid on interest income from bank)	-	-	-	-
<b>Total Administration</b>	<b>6,400</b>	<b>2,094</b>	<b>(4,306)</b>	<b>32.72%</b>
<b>TOTAL EXPENSES</b>	<b>204,494</b>	<b>13,142</b>	<b>(190,854)</b>	<b>6.43%</b>
<b>CASH RECEIPTS LESS CASH EXPENSES</b>	<b>8,664</b>	<b>(13,081)</b>		
Beginning of Year Cash Balance		92,743		
<b>Cash Balance as of April 30, 2023</b>		<b>\$ 79,662</b>		
<b>CHECKING ACCT BALANCE</b>		<b>5,881</b>		
<b>SAVINGS ACCT BALANCE</b>		<b>3,781</b>		
<b>RESERVE ACCT BALANCE</b>		<b>70,000</b>		
<b>TOTAL CASH AS OF APRIL 30, 2023</b>		<b>\$ 79,662</b>		

# Your Dues at Work

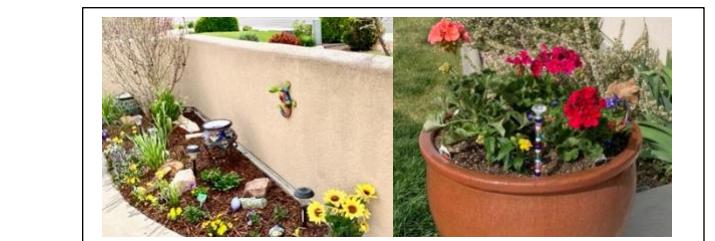
Neighborhood	Type					Grand Total
	Irrigation	Major Projects	Ponds	Residential Softscape	Trees	
S Haven Crest Ct		1				1
Spring Crossing Rd		1				2
Summer Bend Ct				1		1
Summer Hill HOA		2			1	3
Summer Hill Way	4	1	1			6
Summer Vale Circle				1		1
<b>Grand Total</b>	<b>8</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>15</b>

Work by Type as of April 22, 2023

Neighborhood	s (Blank means OPEN)		Grand Total
	Complete		
S Haven Crest Ct	1		1
Spring Crossing Rd		3	3
Summer Bend Ct	1		1
Summer Hill HOA	3		3
Summer Hill Way	3	3	6
Summer Vale Circle	1		1
<b>Grand Total</b>	<b>10</b>	<b>5</b>	<b>15</b>

Work by Neighborhood as of April 22, 2023

# Spring Comes to Summer Hill



(ACC Considerations - Continued from page 1)

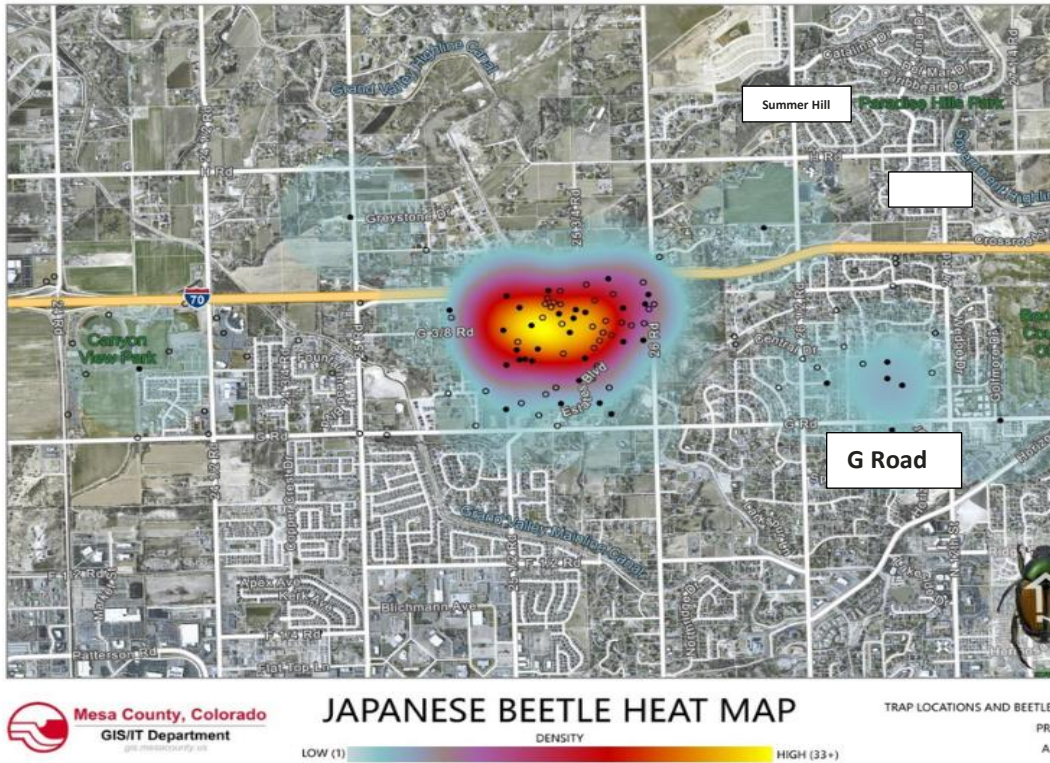
"Here are a few examples:

- Update of windows, doors, roof, gutters, fence, and/or driveway
- Landscaping (front/side/back yards)
- Painting of home, trim, front doors, fence
- Changing plants/trees/bushes/flowers
- Yard ornamentation

"The ACC Project Request Form is found under "committee" on the home page of the Summer Hill HOA website (summerhillhoaj.com). Print out the form, fill it in and email it to one of the ACC Committee members. More Information from the HOA CC&R's is on page 4.

**IMPORTANT:** "For any ACC project or ACC committee questions/concerns, please know that Renee will be unavailable to retrieve emails from 5/2-5/18.

Please send any emails during this time to:  
**Mike Moran** ([moranmichael1951@gmail.com](mailto:moranmichael1951@gmail.com))  
**Jami Salyer** ([jamilsalyer@yahoo.com](mailto:jamilsalyer@yahoo.com))



## Japanese Beetle Heat Map From Mesa County

If the Japanese Beetle Heat Map above shows you are living in the “hot zone”, Mesa County will pay to treat your lawn with given consent. The borders of the infestation are 24 Road and Horizon Drive between G Road and H Road.

Homeowners outlined in red will be contacted by Mesa County to give consent for completely free treatment for Japanese Beetle grubs in their lawn. If you want to be proactive in providing consent for your lawn to be treated for grubs, please visit our Japanese Beetle Eradication on the [Mesacounty.us/news/noxious-weed-and-pest/info-homeowners](https://mesacounty.us/news/noxious-weed-and-pest/info-homeowners) website and tap the consent form under Homeowner Resources,



## More West Upper Pond Progress

The upper west pond is close to being filled in with shale-containing dirt from construction sites in Filing 8. For efficiency and water control WD, at the request of the board, has bypassed the pond and the creek irrigation water goes directly into the West Pond irrigation system, with pump filters to remove excess debris.



*Final thoughts: In the spring, a livelier iris changes on the burnished dove; In the spring a young man's fancy lightly turns to thoughts of love.*  
*Alfred Lord Tennyson*



## 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: [gjsummerhillgjoa.com](mailto:gjsummerhillgjoa.com)

Website: [summerhillhoagj.com](http://summerhillhoagj.com)