## Summer Hill

# newsflash



#### **Up-To-Date News For Summer Hill Residents**

#### Vol. 5 Issue 4

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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 culdedsac 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

	2023-2034 Annual Budget	2023-2024 Actual Apr	2023-2024 Over (Under) Berliget	% Budget
lash Receipts				
Dues Assessment-patio homes	201,300	-	(201,300)	0.00%
Dues Assessment-large lot homes	10.065	-	110.0651	0.00%
Transfer fees Grand Valley Power-Beturn of capital credits	1,500	-	(1,500)	0.001
Grand Valley Power-Return of capital credits Finance Charges-Customens	63 110	-	0830	0.001
Interest Income-Savings Acct	100	59	(110) (41)	59.001
otal Cash Receipts	213,158	59	(213,099)	0.08%
Expenses WD Yands contract				
Irrigation - per contract	11,100	625	(10,175)	6.335
Turl - per centract	62,625	5,219	157,4060	8.331
Softscape - per contract	36,046	3,075	(33,776)	0.031
Native Grasses/Pathways - per contract	6,020	568	(6,252)	0.031
Ponds - per contract.	5,650	471	05,1796	8.345
Tree Spraying & Maintonance	4,987	418	(4,571)	8.345
Total WD Yants contract.	128,028	10,669	(117,359)	8.33%
Other maintenance expenses	25,000		(25,000)	0.00%
Intigation - non routine Turf - non routine	1,520			0.00%
Title Spawing & Maintenance - non routine	1,500		(1,620)	0.00%
Macellaneous Maintenance	5.000	251	(4.749)	5.021
Major projects	10.000	2.01	(10.0005	0.00%
Windor Work	5,500		05,5000	0.00%
Injustion Water	2,400		(2,400)	0.00%
Snow Removal	1,500		(1,500)	0.001
Litilities	9,000	126	(9,674)	1.291
Softscape - non routine	4,500		(4,500)	0.00%
Ponds - non routine	2,000		(2,000)	0.00%
Ditch Maintenance	2,046		(2,046)	0.001
Total Other maintenance expenses	70,066	377	(69,609)	0.54%
Administration Exact education and training	500			0.004
Website design and regenees	100	-	(100)	0.001
webste besign and repenses Insurance	1.000	1,490	(100)	02,701
Legal and professional fees	2,500	1,430	(2,500)	0.00%
Office expense/pestagorannual mtg/state registration	1,500	604	18960	40.273
Income Taxes (paid on interest income from bank)			faced.	
Total Administration	6,400	2,094	(3,806)	32.725
TOTAL EXPENSES	204,494	13,140	(190,854)	6.435
CASH RECEIPTS LESS CASH EXPENSES	8,664	(13,001)		
Beginning of Year Cash Balance		52,743		
Insh Balance as of April 30, 2023		\$ 79,662		
HECKING ACCT BALANCE				
SAVINGS ACCT BALANCE		5,661 3,781		
SAVINGS ACCT BALANCE		3,781		
		78,000		

#### (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 (summerhillhoagj.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) Jami Salyer (jamilsalyer@yahoo.com)

## Your Dues at Work

Number of PR, ER, and WOs	Туре							
		Major		Residential	-			
Neighborhood	Irrigation	Projects	Ponds	Softscape	Trees	Weeds	in Reside Grand	lotal
S Haven Crest Ct	1							1
Spring Crossing Rd	1						2	3
Summer Bend Ct					1			1
Summer Hill HOA	2					1		3
Summer Hill Way	4	. 1	1	1				6
Summer Vale Circle				1				1
Grand Total	8	: 1	1	2 .	1	1	2	15

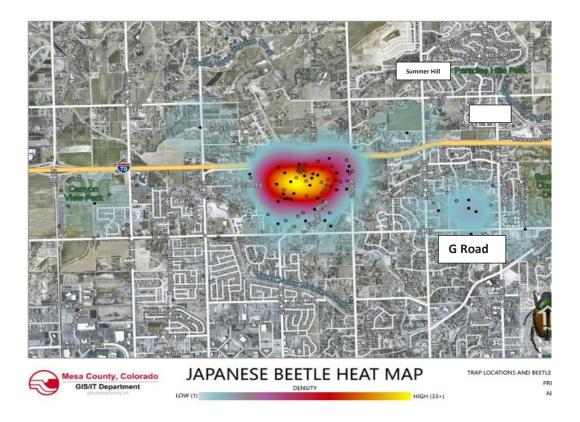
Work by Type as of April 22, 2023

Number of PR, ER, and WOs	s (Blank means	s (Blank means OPEN)					
Neighborhood		Complete	Grand Total				
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				
Grand Total	10	5	15				

Work by Neighborhood as of April 22, 2023

## Spring Comes to Summer Hill





## 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 <u>Mesacounty.us/news/noxious-weed-and-pest/info-homeowners</u> website and tap the consent form under Homeowner Resources,





## More West Upper Pond Progress

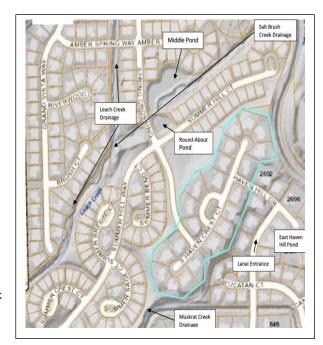
The upper west pond is close to being filled in with shale-containing dirt from construction sites in Filing 8. For efficiency and water control WD, at the request of the board, has bypassed the pond and the creek irrigation water goes directly into the West Pond irrigation system, with pump filters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

## The Ditches/Creeks are our problem

Portions of this article were in the last Flash.

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 because the ditches are deeded to the HOA, per Board Member, Ken Stephenson. Thus the HOA is responsible for maintenance of the ditches, including weed control, tree management, and keeping a waterway flowing. Ken 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.

It is our responsibility to make sure the water runs through them and off our property at Summer Hill Way near 261/2. They are terribly overgrown and we are doing everything we can to work within the parameters of our budget.



### (Continued from page 2 Resident Requirements requiring ACC approval per CC&R's

Section 8.01: No building, fence, wall, sign or other structure or improvement shall be commenced, erected or maintained upon the Property (including the Common Area), nor shall any exterior addition to or change or alteration (including without limitation painting, landscaping, irrigation systems, fences, trash receptacles) be made until plans and specifications showing the nature, kind, shape, height, materials, location and other relevant information of the same have been submitted to and approved.

Section 10.08: <u>Yard Ornamentation</u>. All ornamentation in yards, such as figurines, plastic flowers, colored lights, windmills, bird baths or feeders, shall either be screened from public view or approved by the Architectural Control Committee. No clotheslines, dog runs, drying yards, service yards, wood piles or storage areas shall be located on any Lot so they are visible from a street. This Section shall not apply to seasonal holiday decorations which are promptly removed after the holiday or to the display of the flag of the United States of America.

# Important to let residents know about dumpster use

Dear Residents, if the need of a dumpster is in your future, please notify either your E&E or the HOA board via <u>gjsummerhillhoa@gmail.com</u> to share where the dumpster will be located and how long it is anticipated to be needed.



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

Mike Moran

' Jean Gauley Terry Wilson

Kathy Moran

Summer Hill Home Owners Association PO Box 3896 – Grand Junction, CO 81502 Email: gjsummerhillgjhoa.com Website: summerhillhoagj.com