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HOA Board & Responsibilities Update

The board for this upcoming year will remain at 5 members and the great news, as shown below, is that our list of committee volunteers continues to grow. We are able to do more with more people helping to pull the weight! If you see something that needs to be done, but you do not want to be on the Board but you do want to help, consider giving your time for that particular project.

2023-24 HOA Board

Liz Beerman

Jean Gauley

Kathy Moran

Ken Stephenson

Terry Wilson

BOARD RESPONSIBILITIES AND AUTHORITIES

(In Alphabetical Order):

- **Administrative** – Liz Beerman
- **Document and Contact Coordinator** – Jean Gauley
- **Information Coordinator** – Kathy Moran
- **Information Technology** – Ken Stephenson
- **Landscape** – Terry Wilson
- **Ponds and Ditches** – Ken Stephenson
- **Softscape and Trees** – Kathy Moran

VOLUNTEER COMMITTEE POSITIONS

- **ACC Architectural Control Committee** – Renee Paul
- **Communications** – Janet Hassell
- **Legal** – Mike Moran
- **Ponds and Ditches** – Lynn Lickers & Dan Wilson
- **Softscape** – Sue Polan, Anita Cox, Linda Griffith
- **Trees** – Jan McRae
- **Webmaster and Report Generation** – Jim Finlayson
- **Irrigation support** – Brian Rowe & Mike Moran
- **Snow Removal** – Lauren Gunderson

Items of Interest

- June 24th is set for the HOA-wide garage sale. Will be advertised in the Sentinel. More details to come.
- Recycling Station for glass only to be installed at the Paradise Hills Park on Lanai. It will be available for anyone to use.
- Softscape walkabout mid-May showed that there are at least 30 plants in the community that will be replaced.
- New parking signs are going up with a reminder that common area parking is for visitors only. It is not designed for, not intended for long-term residential parking. Please use your garage and driveway for your vehicles.
- Drip System Irrigation: Terry reports that the drip system will run MWF twice daily for approx. 4-5 minutes each time. Pay attention to your emitters and let your E&E know if they don't run properly.

HOA Financials for May '23

Your Dues at Work

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2023 through May 31, 2023 Cash Basis				
	2023-2024 Annual Budget	2023-2024 Actual Apr-May	2023-2024 Over (Under) Budget	% Budget
Cash Receipts				
Dues Assessment-patio homes	251,300	134,205	(67,100)	66.67%
Dues Assessment-large lot homes	10,065	7,825	(2,440)	75.76%
Transfer fees	1,500	375	(1,125)	25.00%
Grand Valley Power-Return of capital credits	83	-	(83)	0.00%
Finance Charges-Customers	110	-	(110)	0.00%
Interest Income-Savings Acct	100	198	98	198.00%
Total Cash Receipts	213,158	142,398	(70,760)	66.80%
Expenses				
WD Yards contract				
Irrigation - per contract	11,100	1,850	(9,250)	16.67%
Turf - per contract	62,625	10,437	(52,188)	16.67%
Softscape - ser contract	36,846	6,141	(30,705)	16.67%
Native Grasses/Pathways - per contract	6,820	1,137	(5,683)	16.67%
Pinch - per contract	5,850	942	(4,708)	16.67%
Tree Spraying & Maintenance	4,987	831	(4,156)	16.66%
Total WD Yards contract	128,028	21,338	(106,690)	16.67%
Other maintenance expenses				
Irrigation - non routine	25,000	300	(24,700)	1.20%
Turf - non routine	1,520	-	(1,520)	0.00%
Tree Spraying & Maintenance - non routine	-	1,350	1,350	
Miscellaneous Maintenance	5,000	1,127	(3,873)	22.54%
Major projects	10,000	-	(10,000)	0.00%
Winter Work	5,500	-	(5,500)	0.00%
Irrigation Water	2,400	-	(2,400)	0.00%
Snow Removal	1,500	-	(1,500)	0.00%
Utilities	9,800	423	(9,377)	4.32%
Softscape - non routine	4,500	568	(3,932)	12.62%
Pinch - non routine	2,000	-	(2,000)	0.00%
Ditch Maintenance	2,846	-	(2,846)	0.00%
Total Other maintenance expenses	70,066	3,768	(66,298)	5.38%
Administration				
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 migrate registration	1,500	787	(713)	52.47%
Income Taxes (paid on interest income from bank)	20	23	3	100.00%
Total Administration	6,400	2,350	(4,050)	35.94%
TOTAL EXPENSES	254,494	27,406	(176,588)	13.40%
CASH RECEIPTS LESS CASH EXPENSES	8,664	114,992		
Beginning of Year Cash Balance		92,743		
Cash Balance as of May 31, 2023		\$ 207,735		
CHECKING ACCT BALANCE		38,815		
SAVINGS ACCT BALANCE		98,920		
RESERVE ACCT BALANCE		70,000		
TOTAL CASH AS OF MAY 31, 2023		\$ 207,735		

Number of PR, ER, and W/Os	Type							Tot	Ready to Residential Softscape	Grand Total
	Common Area Softscape	Irrigation	Major Projects	Native	Pinch	Residential Softscape	Turf			
Neighborhood										
Amber Spring Ct	2					1				2
Autumn Brook Ct							1			1
Haven Hill Ct	1									1
Meadow Crest Ct	1									1
S Haven Crest Ct	1									1
Spring Crossing Rd	4								2	2
Summer Bend Ct	2					1				3
Summer Breeze Ct	1									1
Summer Crest Ct	2									2
Summer Hill Ct	3							1		4
Summer Hill HOA	1	2						1		4
Summer Hill Way	5		1							7
Summer Sage Ct	2									4
Summer Vale Circle										1
Grand Total	17	2	1	1	1	2	1	1	2	41

Work by Type as of May 28, 2023

Number of PR, ER, and W/Os	+ (Blank means OPEM)		Grand Total
	Complete	Grand Total	
Neighborhood			
Amber Spring Ct	2		2
Autumn Brook Ct	1		1
Haven Hill Ct		1	1
Meadow Crest Ct		1	1
S Haven Crest Ct		1	1
Spring Crossing Rd	3	4	7
Summer Bend Ct		3	3
Summer Breeze Ct	1		1
Summer Crest Ct	1	1	2
Summer Hill Ct	1	5	6
Summer Hill HOA	4		4
Summer Hill Way	2	5	7
Summer Sage Ct	2	2	4
Summer Vale Circle		1	1
Grand Total	17	24	41

Work by Neighborhood as of May 28, 2023

A Crevice Garden Extraordinaire

Anita Cox. at 855 Summer Sage Court, has put in the lovely crevice garden shown here on the right. Kenton Seth, who has created crevice gardens all over Colorado, put in Anita's garden.
Next time you are on Summer Sage, walk by for a lovely view!



Spring BBQ Well Attended!

The Bray BBQ was as fun and tasty as usual, with Merrite Wyatt and members of Your 3A Team from Bray taking the lead for the event from Kevin Bray, who will be less involved with Summer Hill as the development finishes up. It was very well attended and a great opportunity to visit with neighbors from other cul de sacs! We hope that we will have a repeat performance in the fall!

For more BBQ pictures, turn to page 4.



Photo credit: Jean Gauley



Photo credit: Kevin Bray



Photo credit: Kevin Bray



The Bray Report

Residential Real Estate Statistics — Mesa County, CO

APRIL 2023

	2023	2022	Change
Total Sold - YTD	781	1,106	-29%
Volume - YTD	\$320.8M	\$456.8M	-30%
	Apr 2023	Apr 2022	Change
Total Sold - Apr	216	319	-32%
Median Price - Apr	\$381,250	\$385,000	-1%
Days on Market - Apr	54	42	+28%
Percent of List Price Received - Apr	97.8%	100%	-2.2%
Active Listings - Apr	410	279	+47%

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	694	607	587	573	523
2023	488	479	433	410								

Months of Inventory			
Price Range	MARCH Sold	Active Listings	Months of Inventory
<199k	16	21	1.3
200-299k	34	29	0.9
300-399k	69	51	0.7
400-499k	46	98	2.1
500-750k	33	104	3.2
750-999k	15	59	3.9
1M+	3	48	16.0
Total	216	410	1.9

Year-to-Date Single-Family Building Permits

Total building permits are down 54% Year-to-Date over 2022.

Active Residential Listings: 410							
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (25 total)	11	2	4	4	3	1	0
Collbran/Mesa (30)	0	3	2	0	10	6	9
De Beque (2)	0	1	0	0	0	0	1
EOM/Palisade (12)	2	0	0	1	3	4	2
Fruita (48)	3	3	8	11	15	4	4
Glade Park (5)	0	0	0	0	4	0	1
Grand Junction City (39)	1	11	8	12	6	1	0
Loma/Mack/NW (21)	0	1	0	3	8	8	1
Northeast (26)	0	2	8	13	3	0	0
North (80)	1	0	4	28	26	14	7
Orchard Mesa (36)	1	5	4	12	9	3	2
Redlands (57)	0	0	1	8	14	15	19
Southeast (18)	2	1	9	3	2	1	0
Whitewater/Gateway (11)	0	0	3	3	1	2	2
Totals (410)	21	29	51	98	104	59	48

SOLD Residential Properties Jan 1 - Apr 30, 2023							
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (59 total)	20	21	8	9	1	0	0
Collbran/Mesa (7)	2	0	2	0	2	1	0
De Beque (7)	1	3	1	2	0	0	0
EOM/Palisade (17)	1	2	2	3	9	0	0
Fruita (105)	5	13	39	28	18	2	0
Glade Park (1)	0	0	0	0	1	0	0
Grand Junction City (103)	19	27	40	15	2	0	0
Loma/Mack/NW (36)	2	2	5	8	8	3	0
Northeast (91)	4	16	53	11	5	2	0
North (83)	3	11	20	22	20	4	3
Orchard Mesa (80)	4	13	31	22	10	0	0
Redlands (97)	1	5	10	15	41	19	6
Southeast (88)	5	28	47	8	0	0	0
Whitewater/Gateway (7)	0	0	2	0	2	3	0
Totals (781)	67	141	260	143	119	39	12

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: May 10, 2023.
 Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501

More images of the May 25th BBQ



Photo credit: Kevin Bray



Photo credit: Kathy Moran



Photo credit: Kathy Moran



Photo credit: Kathy Moran

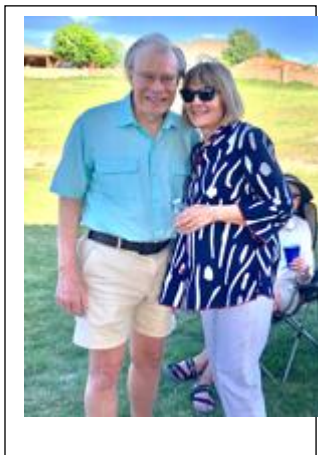


Photo credits: Kathy Moran

Special thanks to Kevin and Bray Real Estate

For the past many years, Kevin Bray has facilitated the HOA BBQ's, usually in the Spring and Fall. Kevin has cooked up fabulous burgers and brats as he manned the grill and provided all the trimmings for great meals (plus side dishes from the residents). As the Summer Hill Subdivision nears completion (9 lots left out of 199), Kevin says he will be less directly involved with Summer Hill, and move on to other real estate projects. He is handing off the BBQ Duty to Members of the 3A Team of Bray. Thanks, Kevin, and good luck on your next projects!

A Tradition Continues

Harry McDonald, at 860 Summer Bend, continued his tradition of joining countless trumpeters across America to play taps, precisely at 3 pm in their time zone on Memorial Day. It was followed by the National Anthem—and after that, Happy Birthday for Brad Pearson who was celebrating his natal day. As you can tell by the photos, the occasion was enjoyed by many residents.



The Tale of the Cattails

Residents received notice that the pond east of Meadow Crest Court is being drained to facilitate management of the extensive cattail growth there. Because that pond is still being used for irrigation, the outlet flow will persist during the project.

Many ask the question, “Why remove them? Here’s the rationale:

- While some cattail growth actually helps the pond health, too much can clog up the pond and adversely affect the water quality.
- If left in place, they will ultimately take over the pond, and create a silt-based bog, and eliminate the open pond.
- Overgrown cattails make it more difficult and time consuming for our contractors to maintain the edges of the pond, thus increasing the cost to the HOA.

WD plans to cut the cattails on Friday, June 6th.



Next HOA Board Meeting June 8th, via Zoom, at 6:30 pm

In the next few days, you will receive a reminder email of the meeting, the proposed agenda, and the Zoom link. If you have matters you wish to bring to the Board meeting, please send your item to one of the board members to allow sufficient time for discussion.

Final thoughts:

Your mind is a garden, your thoughts are the seeds.

You can grow flowers or you can grow weeds.

Don't forget to water them!!



Summer Hill HOA Board

Liz Beerman

Jean Gauley

Kathy Moran

Ken Stephenson

Terry Wilson

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