

Summer Hill

newsflash



Up-To-Date News For Summer Hill Residents

Vol. 5 Issue 7

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The Emerald Ash Borer –

Contributed by Jan McRae, HOA Tree Care
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Since first detected in 2002, Emerald Ash Borer has killed millions of ash trees in the Midwest. It was detected in Carbondale CO in June, and most arborists think it's here in Grand Junction too, but just hasn't been detected yet. Summer Hill has over 50 of these beautiful trees.

EAB larvae feed under the bark of ash trees, girdling the tree and cutting off nutrients. Tree experts report that even previously healthy trees that are attacked by EAB will most likely die if not treated with pesticides.

Summer Hill HOA has had an annual borer treatment program since 2014, treating ash trees growing in HOA Common Areas and in the first 20 feet in front of Patio Homes, and it is effective for treating EAB. However, there are additional ash trees that have been planted on Large Lot properties and in the back yards of Patio Homes, and these trees are the responsibility of the homeowners.

There are numerous treatment options that are effective. If you want help identifying whether a tree on your property is an ash, or would like information about treatment options, I've collected some articles in a notebook to share. There's also a whole lot of information on-line. The main thing is to consider a treatment program to protect your ash tree.

Special HOA Meeting

The HOA is having a special meeting on Thursday September 14 at 6:30 PM at the Bray Educational Building. All homeowners are invited.

Currently there is a wall that was installed over 20 years ago to delineate the Patio Home lots from the Upper or large lots. It does not serve as a retaining wall. The wall, and 5' on either side of the wall, is owned by the HOA.

This stucco wall is beginning to deteriorate with time and weather. The special meeting is to inform the community of the information and costs researched by the Board and to listen to ideas from the community in order to craft an economically sound, strategic plan going forward. This issue will impact everyone regardless of their residential proximity to the wall. The board looks forward to seeing you there.



HOA Financials for July '23

Your Dues at Work

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2023 through July 31, 2023 Cash Basis				
	2023-2024 Annual Budget	2023-2024 Actual Apr-July	2023-2024 Over (Under) Budget	% Budget
Cash Receipts				
Dues Assessment-patio homes	201,300	176,290	(25,010)	87.58%
Dues Assessment-large lot homes	10,065	8,845	(1,220)	87.88%
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	667	567	667.00%
Total Cash Receipts	213,158	186,177	(26,981)	87.34%
Expenses				
WD Yards contract				
Irrigation - per contract	11,100	3,700	(7,400)	33.33%
Turf - per contract	62,625	20,875	(41,750)	33.33%
Softscape - per contract	36,846	12,282	(24,564)	33.33%
Native Grasses/Pathways - per contract	6,820	2,274	(4,546)	33.34%
Fonds - per contract	5,650	1,883	(3,767)	33.33%
Tree Maintenance - per contract	4,987	1,662	(3,325)	33.33%
Total WD Yards contract	128,028	42,676	(85,352)	33.33%
Other maintenance expenses				
Irrigation - non routine	25,000	8,235	(16,765)	32.94%
Turf - non routine	1,520	-	(1,520)	0.00%
Tree Spraying & Maintenance - non routine	2,600	1,527	(1,073)	58.73%
Miscellaneous Maintenance	3,650	1,127	(2,523)	30.88%
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	2,685	(7,115)	27.40%
Softscape - non routine	3,250	568	(2,682)	17.48%
Fonds - non routine	2,000	340	(1,660)	17.00%
Ditch Maintenance	2,846	-	(2,846)	0.00%
Total Other maintenance expenses	70,066	14,482	(55,584)	20.67%
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 mtg/state registration	1,500	887	(613)	59.13%
Income Taxes (paid on interest income from bank)	-	182	182	
Total Administration	6,400	2,559	(3,841)	39.98%
TOTAL EXPENSES	204,494	59,717	(144,777)	29.20%
CASH RECEIPTS LESS CASH EXPENSES	8,664	126,460		
Beginning of Year Cash Balance		<u>92,743</u>		
Cash Balance as of July 31, 2023		\$ 219,203		
CHECKING ACCT BALANCE		19,814		
SAVINGS ACCT BALANCE		129,389		
RESERVE ACCT BALANCE		70,000		
TOTAL CASH AS OF JULY 31, 2023		\$ 219,203		

Neighborhood	Type											Grand Tot
	Common Area	General	Irrigation	Major Projects	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area	Weeds in Residential Softscape	
Amber Spring Ct				1			2					3
Amber Spring Way				2				1				3
Autumn Brook Ct							2					2
Haven Crest Circle				2				1				3
Haven Hill Ct				1								1
Meadow Crest Ct				1								1
S Haven Crest Ct							1					1
Spring Crossing Rd				7			2			1	2	12
Summer Bend Ct				2								4
Summer Breeze Ct				3								3
Summer Crest Ct	1			5			1	1	1			9
Summer Hill Ct	2	2	19				1	1				25
Summer Hill HOA	1	4		4				1				6
Summer Hill Way				6	1		1					8
Summer Sage Ct				2		2				1		5
Summer Vale Circle				1					1			2
Grand Total	4	2	97	1	2	2	10	6	2	1	2	89

Work by Type as of Aug. 6 2023

Number of PR, ER, and WOs	: (Blank means OPEN)				Grand Total
tel:6118%2025%20516%20268	Canceled	Complete	On Hold		
Amber Spring Ct	1	2			3
Amber Spring Way	1	2			3
Autumn Brook Ct	2				2
Haven Crest Circle	1	2			3
Haven Hill Ct			1		1
Meadow Crest Ct			1		1
S Haven Crest Ct			1		1
Spring Crossing Rd	2	9	1		12
Summer Bend Ct		1	3		4
Summer Breeze Ct			3		3
Summer Crest Ct	7	2			9
Summer Hill Ct	6	1	18		25
Summer Hill HOA	5			1	6
Summer Hill Way	2				2
Summer Sage Ct			5		5
Summer Vale Circle	1		2		3
Grand Total	28	2	57	2	89

Work by Neighborhood as of Aug. 6,2023

Real Estate Talk from Kevin Bray

The June 2023 Bray Report is included on the right.

An interesting trend has emerged nationally with below-median income homeownership surging.(see below from Freddie Mac) The local data is probably available but more difficult to find. This may have to do with a lot of more established households not selling because they don't want to trade up on interest rates and home prices while more of the younger(and less financially established) first-time buyers are going to the more expensive new-construction market for a slice of the American Dream.

New single family permits are down 50% and total for sale inventory is down 13%, with the low supply keeping pricing up, despite a 21% decrease in transactions.

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BRAY & CO. REAL ESTATE The Bray Report Residential Real Estate Statistics - Mesa County, CO

JUNE 2023

	2023	2022	Change
Total Sold - YTD	1,397	1,777	-21%
Volume - YTD	\$595.0M	\$750.5M	-21%
JUNE 2023			
Total Sold - JUNE	317	331	-4%
Median Price - JUNE	\$410,000	\$408,000	+0.5%
Days on Market - JUNE	52	44	+18%
Percent of List Price Received- JUNE	98.7%	99.9%	-1.2%
Active Listings - JUNE	434	497	-13%

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	405	374	351	281	
2021	223	213	166	166	217	293	366	400	438	392	309	219
2022	187	222	233	279	378	497	566	594	607	587	573	523
2023	488	479	433	410	403	434						

Year-to-Date Single-Family Building Permits

Total building permits are down 49% Year-to-Date over 2023

Active Residential Listings: 403					SOLD Residential Properties Jan 1 - June 30, 2023										
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+	Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (24 total)	7	3	3	4	3	2	2	Clifton (106 total)	43	31	19	10	3	0	0
Collbran/Mesa (32)	0	3	8	0	8	6	7	Collbran/Mesa (12)	3	0	2	0	5	2	0
De Beque (2)	0	1	0	0	0	0	1	De Beque (10)	4	3	1	2	0	0	0
EDM/Palisade (11)	2	0	0	2	2	4	1	EDM/Palisade (39)	4	3	3	9	18	1	1
Fruita (44)	3	0	14	8	10	5	4	Fruita (160)	8	18	51	42	38	3	0
Glade Park (4)	0	0	0	1	1	2	0	Glade Park (5)	0	0	1	0	4	0	0
Grand Junction City (46)	2	10	16	6	12	0	0	Grand Junction City (170)	21	53	67	24	5	0	0
Loma/Mack/NWW (19)	0	0	0	2	7	8	2	Loma/Mack/NWW (55)	3	3	5	10	19	11	4
Northeast (41)	2	5	14	14	6	0	0	Northeast (163)	6	19	90	36	10	2	0
North (100)	0	4	5	25	35	23	8	North (187)	8	16	37	52	53	17	4
Orchard Mesa (33)	1	5	5	7	12	2	1	Orchard Mesa (150)	7	28	48	44	22	1	0
Redlands (49)	0	0	0	6	15	12	16	Redlands (170)	2	8	13	28	69	36	14
Southeast (20)	1	4	7	7	1	0	0	Southeast (155)	10	37	87	19	1	1	0
Whitewater/Gateway (9)	0	0	1	1	2	2	3	Whitewater/Gateway (15)	0	0	4	2	4	5	0
Totals (434)	18	35	73	83	114	66	45	Totals (1,387)	119	219	428	278	251	79	23

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: July 11, 2023. Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501

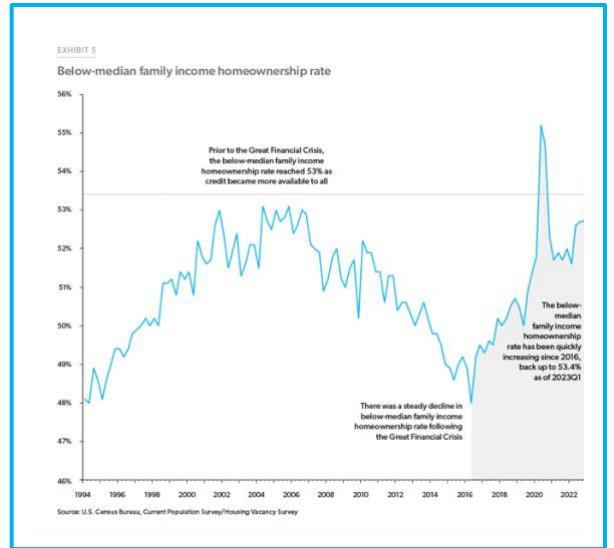
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The big question is whether or not the entire pipeline of multifamily units will get built and what effect that might have on both the for-sale market as well as the for-rent market. The total pipeline is somewhere north of 2000 units, with many currently under construction.

While prospective buyers (and the feds) are hoping things will cool off in the housing market, the other side of the coin could be much worse.

I'd just like it to cool off enough that my swamp cooler can keep up. I'm not seeing any rain in the forecast just yet.

Sincerely, Kevin



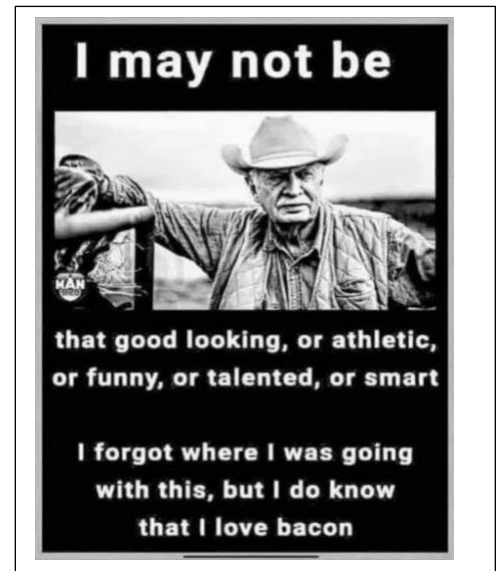
Board makes progress on Violation Policy

The Summer Hill CC&R Violation Policy is in place and we are nearing completion on the implementation process and reporting protocol for any documented Violation of the CC&Rs.

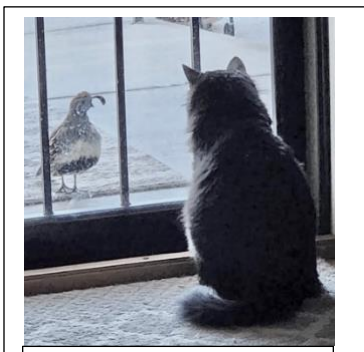
The goal of your board is consistency and fairness throughout the entire community regardless of the type of dwelling or location. At the same time we are working to hold and publicize a standard that protects everyone's property value.

Key elements of the success in Summer Hill have always been, and will continue to be, "Livability, Property Value Profitability and Residential Comfort."

Summer Hill HOA Board



Neighborhood Pix!



Jan McRae's cat, Finley, and a visiting quail have a staring contest—for at least 15 mins.



Mama sparrow feeds her chick, nearly as big as she is.



Lonely bumble bee pollinating the yarrow.

2023 Legislative update regarding HOA's

In a Department of Regulatory Adm. (DORA) webinar, July 21, 2023, several recently enacted Senate and House bills were discussed and implications for HOA's.

SB 23-016: Measures to promote the reduction of greenhouse emissions in Colorado, with an appropriation.

Clarified what "Energy Efficiency Measures" meant and further defined "heat pump" as a renewable energy generation device.

HB 23-1282: Short term rentals

1. The county sets the rules for short term rentals, licensing and regulation. Not in the purview of the State.
2. The Board of County Commissioners are responsible for rules

SB 23-178: Eliminates barriers to Wise Water Conservation

1. Makes it easier for unit owners to change to xeriscape and other hardscape changes; can be up to 80% xeriscaped.
2. Law only applies to single family dwellings.
3. HOA's can't restrict the use of artificial turf, or prohibit raised garden beds
4. DORA HOA website has posted information regarding preapproved landscape designs from "Plant Select".

HB 23-1061: Deals with pets. CIOWA doesn't address pets. This bill provides that:

1. Homeowner's insurance cannot limit issuing a policy because of the presence of a pet. Exception made if pet is considered "dangerous".
2. Provides for the execution of writs of restitution.
3. Lessor can charge a pet deposit, for not more than \$300, and it must be refundable.
4. A maximum of a \$35 per month additional charge for pet.
5. Refers to landlord liens

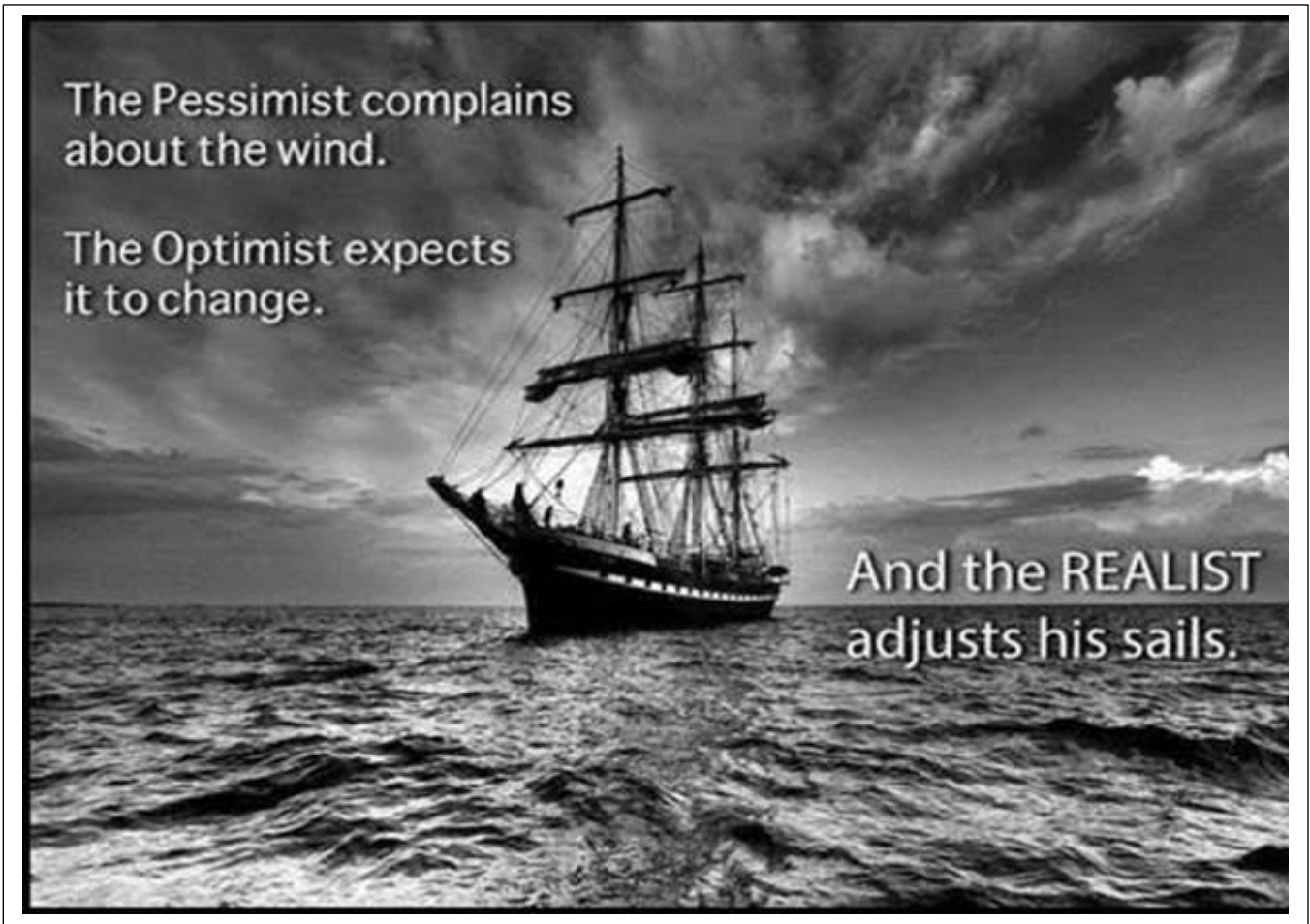
HB 23-1233: According to the General Assembly, reduction of greenhouse gas emissions and vehicle electrification are key strategies for the transportation sector. HB23-1233 acknowledges that it is less expensive to build electric-vehicle-capable parking spaces at the time of initial construction rather than through retrofitting after initial construction. However, the HOA cannot oppose the installation of an EV charging station if the homeowner installs it at his expense. Consideration of location and review by the ACC Committee required in Summer Hill.

Changes to the law forbidding Common Interest Communities from prohibiting unit owners from the installation of a Level 1 or Level 2 electric vehicle charging system on or in:

- a unit,
- an assigned or deeded parking space that is part of or assigned to a unit, or
- a parking space that is accessible to both the unit owner and other unit owners.
- The Board shall also not restrict parking based on a vehicle being a plug-in hybrid vehicle or plug-in vehicle. Level 1 is 120 v, Level 2 is 220 v.

SB23-178 allows homeowners greater flexibility in deciding whether to install xeriscaping, non-vegetative turfgrass, or drought-tolerant vegetative landscapes on property the unit owner is responsible for maintaining. The HOA may not prohibit the use of non-vegetative turfgrass in the backyard of a residential property; unreasonably require the use of hardscape on more than 20% of the landscaping of a unit owner's property; prohibit vegetable gardens in the front, back, or side yard of a unit owner's property, which can be a cultivated plot of ground or an elevated soil bed. The HOA may allow an option that consists of at least 80% drought tolerant plants.

Final Thoughts:



Summer Hill HOA Board

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