

Summer Hill

newsflash



Up-To-Date News For Summer Hill Residents

Vol. 5 Issue 8

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Regular Board Meeting, Sept. 7, 2023

The Regular Meeting of the Summer Hill HOA Board of Directors is scheduled for September 7, 2023, at 6:30 pm..

Residents received a copy of the meeting agenda on Sept. 5th. The meeting will use the Zoom format, and the Zoom link is included in the Agenda information.

If you wish to review the minutes from the last Regular Meeting, they are posted on the HOA website: Summerhillhoagj.com.

Special HOA Meeting Called, 9-14-23

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

The primary topic of the meeting is the stucco wall that separates the Large Lot homes from the patio homes on the lower level. This wall was installed over 20 years ago when the subdivision was created. It does not serve as a retaining wall. The wall, and a five foot right of way on either side of the wall, is owned by the HOA.

This stucco wall has begun 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.

Reminder about on-street parking

Our CC&Rs do not allow on street parking.

Often our guests or service vendors need to park in front of a residence for a short period of time. However, extended on street parking anywhere in the subdivision is not allowed.

If neighbors notice abuse of on street parking they are encouraged to call the non-emergency police dispatch number, available 24/7/365:
970-242-6707

HOA Financials for August '23

Your Dues at Work

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2023 through August 31, 2023 Cash Basis				
	2023-2024 Annual Budget	2023-2024 Actual Apr-Aug	2023-2024 Over (Under) Budget	% Budget
Cash Receipts				
Dues Assessment-patio homes	201,300	193,370	(7,930)	96.06%
Dues Assessment-large lot homes	10,065	9,455	(610)	93.94%
Transfer fees	1,500	625	(875)	41.67%
Grand Valley Power-Return of capital credits	83	-	(83)	0.00%
Finance Charges-Customers	110	-	(110)	0.00%
Interest Income-Savings Acct	100	919	819	919.00%
Total Cash Receipts	213,158	204,369	(8,789)	95.88%
Expenses				
WD Yards contract				
Irrigation - per contract	11,100	4,625	(6,475)	41.67%
Turf - per contract	62,625	28,094	(36,531)	41.67%
Softscape - per contract	36,846	15,352	(21,494)	41.67%
Native Grasses/Pathways - per contract	6,820	2,841	(3,979)	41.66%
Ponds - per contract	5,650	2,354	(3,296)	41.66%
Tree Maintenance - per contract	4,987	2,078	(2,909)	41.67%
Total WD Yards contract	128,028	53,344	(74,684)	41.67%
Other maintenance expenses				
Irrigation - non routine	25,000	9,538	(15,462)	38.15%
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	1,232	(2,418)	33.75%
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	4,094	(5,706)	41.78%
Softscape - non routine	3,250	568	(2,682)	17.48%
Ponds - non routine	2,000	340	(1,660)	17.00%
Ditch Maintenance	2,846	-	(2,846)	0.00%
Total Other maintenance expenses	70,066	17,299	(52,767)	24.69%
Administration				
Board education and training	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	1,220	(1,280)	48.80%
Office expense/postage/annual mtg/state registration	1,500	963	(537)	64.20%
Income Taxes (paid on interest income from bank)	-	182	182	
Total Administration	6,400	3,855	(2,045)	60.23%
TOTAL EXPENSES	204,494	74,496	(129,496)	36.43%
CASH RECEIPTS LESS CASH EXPENSES	8,664	129,871		
Beginning of Year Cash Balance		92,743		
Cash Balance as of Aug 31, 2023		\$ 222,614		
CHECKING ACCT BALANCE		22,973		
SAVINGS ACCT BALANCE		129,641		
RESERVE ACCT BALANCE		70,000		
TOTAL CASH AS OF AUG 31, 2023		\$ 222,614		

Number of DD, FD, and W/O's (Blank means OPEN)					
Neighborhood	2019	2020	2021	2022	2018
	Canceled	Complete	On Hold	Grand Total	
Amber Spring Ct		3		3	
Amber Spring Way	1	2		3	
Autumn Brook Ct	1	2		3	
Haven Crest Circle		1	2	3	
Haven Hill Ct			2	2	
Lanai Dr	1			1	
Meadow Crest Ct	1		1	2	
S Haven Crest Ct			1	1	
Spring Crossing Rd	2		9	1	12
Summer Bend Ct	3	1	5		9
Summer Breeze Ct	1		3		4
Summer Crest Ct	1		8		9
Summer Hill Ct	3	1	26		30
Summer Hill HOA	2		3	1	6
Summer Hill Way	2		6		8
Summer Sage Ct	1	1	6		8
Summer Vale Circle	2		2		4
Grand Total	21	4	81	2	108

Neighborhood	Number of DD, FD, and W/O's										Grand Total
	Common Area	Major Projects	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area	Weeds in Residential	Weeds in Softscape	
Amber Spring Ct	1				2	1					4
Amber Spring Way		2				1					3
Autumn Brook Ct					3						3
Haven Crest Circle		2				1					3
Haven Hill Ct		2									2
Lanai Dr	1										1
Meadow Crest Ct	1	1									2
S Haven Crest Ct											1
Spring Crossing Rd		7			2			1		2	12
Summer Bend Ct	1	1	4		3						9
Summer Breeze Ct			4			1					5
Summer Crest Ct	1		5		1	1	1				9
Summer Hill Ct	2	3	22		1	1			1		31
Summer Hill HOA	1	4				1					6
Summer Hill Way	6	1	1	1							9
Summer Sage Ct		3	4				1				8
Summer Vale Circle		2		1		1					4
Grand Total	7	4	66	5	2	12	8	2	2	1	112

Trash Bin Positioning?

If you enjoy walking on our HOA sidewalks, you may have experienced the obstacle course of trash bins in some neighborhoods. There is no policy in our CC&R's for where to place trash bins on the sidewalks.

However, as a matter of courtesy on trash pick-up days, try to position the bins toward the street and leave space behind them (as shown in the picture), to allow for ease of walking.

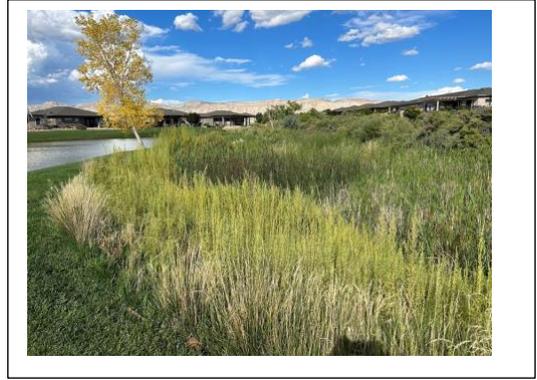
Thanks for helping to make those walks in our lovely neighborhoods clear of barriers.



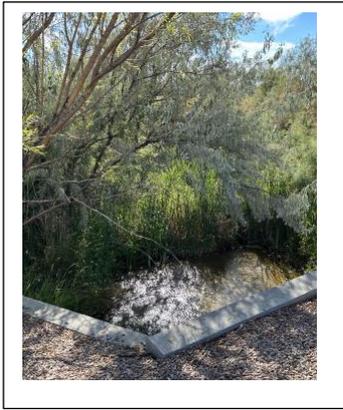
Drainages, Drainages, Drainages!

Ken Stephenson has been working with the Ditch volunteers, Lynn Lickers and Dan Wilson to see what can be done to mitigate an ongoing, and sometimes very annoying, problem with the 3 ditches that run through Summer Hill. While this is not a new issue for the board, it is currently receiving lots of attention and research. The board will continue to update everyone as we have more information.

The photo on the upper right shows the Salt Brush Creek drainage that flows behind Summer Hill Ct and extends to the Highline Canal.



The photo on the left is located on Spring Crossing across from the round-about pond. It drains overflow from the ponds and sends it west to Leach Creek. Two years ago a grass mat built up there and created a dam, causing water to back up in Salt Brush Creek. When the mat was removed, a huge gush of water emerged from the culverts, just a reminder that the area needs to be maintained on a regular basis.



The third drainage for which the HOA is responsible is Muskrat Creek. This is located on the southwest border of the subdivision and best viewed from Haven Hill. The main issue with this drainage is the large number of trees growing in the drainage which can block water flow as well as fall over into Paradise Hill property on occasions.

As much as these drainages are problematic, they are the responsibility of the HOA for flood and fire mitigation. Thanks, Ken, Lynn and Dan for taking on these problems.

Irrigation Snags Likely

Terry Wilson, as the Landscape Authority, has been working closely with WD Yards to ensure that our community is cared for under our current contract. However, it is important to remember that unexpected line breaks or broken sprinklers cannot always be predicted and in some cases impact homeowners and the services they receive. Please continue to use your E&Es and know that Terry is working daily to ensure that we receive the very best landscaping services.

What Some People Do for Fun!

Charlotte Boylan (center) entertained her sister, Margaret (right) and friend (left) on their visit to Grand Junction on Labor Day weekend with a “themed” trip to see the movie, “Barbie”. They are holding vintage Barbies from years ago and dressed in proper Barbie pink attire, fascinators, and Barbie tee-shirts.



*Final Thoughts:
May your choices reflect your hopes, not your fears -Nelson Mandela*



This view of the Bookcliffs during one of our recent rain storms was taken by Kate Feinzig, who lives on Meadow Crest Court. Thanks Kate!

Summer Hill HOA Board

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