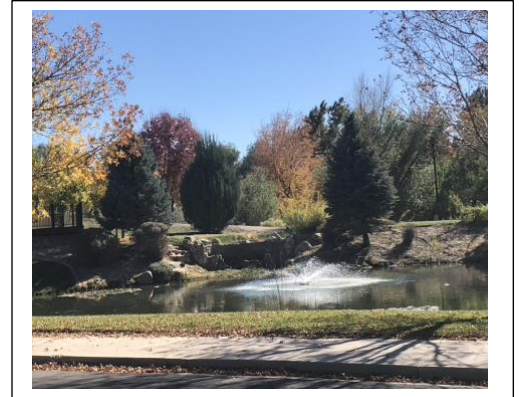


Summer Hill

newsflash



Up-To-Date News For Summer Hill Residents

Vol. 5 Issue 9

in this issue >>>

Story #1-Helpful information
Story #2-News from the Board
Story #3-HOA Financials
Story #4-Update on grub problem
Story #5-Irrigation shut off
Story #6-Bray Real Estate Report
Story #7-Trash can etiquette
Story #8 –Discounted winterizations
Story #9 –Meals on Wheels needs help
Story #10-New tree planted
Story #11-Air Show visits GJ
Story #12-Solar Eclipse
Story #13-Final Thoughts

Helpful Information

What happens for Halloween in Summer Hill: Generally there has been little Halloween trick or treat traffic. If you don't want "visitors", just turn off your front lights. Leave them on and be prepared with a few treats for the spooks!

The last leaf pickup for the year is on December 2, 2023. Even though WD will do leaf removal in resident lawns and common areas prior to that, the City will pick up private leaf trash on that day, but requests that it be placed on the street near the curb.

We know that skunks are visiting the subdivision to eat Japanese beetle grubs, but residents have reported seeing raccoons, fox, and coyotes. Be sure to keep tempting garbage well secured and observe the caveat that wild animals are wild and can be dangerous.

News from the Board

WD Landscaping Contract

WD Yards have been our primary landscapers for the last 4 years. The Board is currently working to update the landscape and irrigation contract to put out for bid again in November. Our landscapers work on an annual, January to December, contract while our HOA works on a fiscal, April to March contract. This contract is our largest expenditure. As an HOA, you can be assured that the Board works carefully to review feedback from the community as well as completion of contracted work as the new bid is prepared.

Your Board would like to ask residents to remember that WD is a contracted vendor with many other contracts in the valley, our neighborhood being just one of those. By the terms of our contract, issues are reported to E&Es, reviewed, and prioritized. Not all repairs occur the same day as reported. There were occasions this season when people expected "personal gardener" service and that is not the level of service contracted. Expressing anger toward WD employees, who have been asked to fulfill a specific task by their supervisor, is not the right avenue for communication. Please reach out to your E&E with concerns or specific issues that need attention.

Community Common Areas

Recently reports of both planting and removing plants or trees in the common area have come to the attention of the Board. Common areas around the subdivision are the purview of the entire HOA and any changes require Board approval. Placing decorations, additional plants, etc. is not permitted without express approval of the Board. Removal of plantings, trees etc. is also not allowed and should only be done through a Board action. The irrigation system will NOT be expanded to support plants that have been added by residents without permission.

HOA Financials for Sept. '23

Update on Beetle Grub Problem

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2023 through Sept 30, 2023 Cash Basis				
	2023-2024 Annual Budget	2023-2024 Actual Apr-Sept	2023-2024 Over (Under) Budget	% Budget
Cash Receipts				
Dues Assessment-patio homes	201,300	201,300	-	100.00%
Dues Assessment-large lot homes	10,065	9,455	(610)	93.94%
Transfer fees	1,500	750	(750)	50.00%
Grand Valley Power-Return of capital credits	83	-	(83)	0.00%
Finance Charges-Customers	110	53	(57)	48.18%
Interest Income-Savings Acct	100	1,172	1,072	1172%
Total Cash Receipts	213,158	212,730	(428)	99.80%
Expenses				
WD Yards contract	-	-	-	-
Irrigation - per contract	11,100	5,550	(5,550)	50.00%
Turf - per contract	62,625	31,313	(31,312)	50.00%
Softscape - per contract	36,846	18,423	(18,423)	50.00%
Native Grasses/Pathways - per contract	6,820	3,410	(3,410)	50.00%
Ponds - per contract	5,650	2,825	(2,825)	50.00%
Tree Maintenance - per contract	4,987	2,493	(2,494)	49.99%
Total WD Yards contract	128,028	64,014	(64,014)	50.00%
Other maintenance expenses				
Irrigation - non routine	25,000	9,538	(15,462)	38.15%
Turf - non routine	1,520	-	(1,520)	0.00%
Tree Maintenance - non routine	2,600	1,602	(998)	61.62%
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	5,444	(4,356)	55.55%
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	18,724	(51,342)	26.72%
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	(2,545)	60.23%
TOTAL EXPENSES	204,494	86,593	(117,901)	42.35%
CASH RECEIPTS LESS CASH EXPENSES	8,664	126,137		
Beginning of Year Cash Balance		92,743		
Cash Balance as of Sept 30, 2023		\$ 218,880		
CHECKING ACCT BALANCE		18,986		
SAVINGS ACCT BALANCE		129,894		
RESERVE ACCT BALANCE		70,000		
TOTAL CASH AS OF SEPT 30, 2023		\$ 218,880		

Terry Wilson shares the following information he received from WD Yards:

WD captured some of the beetles (from my yard) that have been enticing skunks to tear up lawns.They have been confirmed as Japanese beetles and present some challenges.

Since we are approaching the cold season, their activity level will reduce quickly, but they will awaken in the Spring with a healthy appetite for our plants. The best solution would be a Spring application of stuff that will reduce their numbers. This treatment is expensive, and is what the County was using in the area they defined as affected earlier this year.

WD can provide the treatment and is getting us some numbers (based upon square footage of lawns and areas for treatment) so we will have some numbers to work with. As of now the County has not dedicated any funding for next year to treat for the Japanese beetles. I believe we need to "rally the troops" and launch an email campaign to encourage them to fund the treatments in our area as they funded in other areas earlier.

Emails to the Mesa County website, info@mesacounty.us to Administration and Commissioners, encouraging their funding as soon as Spring hits could help offset the direct expenses the HOA is facing. Winter is not going to cure this issue, just suspend it until Spring, when lawns and plants will be gobbled by the beetles and torn up by varmints hunting the beetles.

If you live in an affected area, you can contact Mesa County at [970-902-9336](tel:970-902-9336) or jb@mesacounty.us and continue to follow them for updates. The Mesa County website has a lot of information about Japanese beetle control.strongly encourage our neighbors to make their voices heard by contacting the County officials.

Irrigation Update

WD has notified Summer Hill residents that the irrigation to shrubs, plants and softscape has been shut off as of Oct. 19th. Lawns will have their last watering for the season on Friday, Oct. 20th. Crews will be winterizing the irrigation lines in the next few days after shutting off the irrigation.

Until next Spring when the irrigation resumes, homeowners are encouraged to water any trees on their property at least monthly until the ground is frozen. Tender plants like roses need to have protective mulch applied.

Also this is a good time to rake out dead material from around plants to reduce the chance of disease and insects. If you have a bird bath, the birds appreciate a water source and a heater device helps prevent ice after the cold weather intensifies.

Little critters (like mice) will seek warmer quarters with colder weather, so keep an eye out for "visitors".



Lawn damage from skunks seeking beetles

A QUICK SNAPSHOT OF THE MESA COUNTY HOUSING MARKET SEPTEMBER 2023

OVERALL MEDIAN PRICE



SEP 2023: \$396,250
DOWN <1%
SEP 2022: \$397,500

OVERALL SALES



YTD 2023: 2,110
DOWN 20%
YTD 2022: 2,639

525 ACTIVE LISTINGS

DOWN 14%
FROM SEP 2022

DAYS ON MARKET



SEP 2023: 52
DOWN 9%
SEP 2022: 57

BUILDING PERMITS



YTD 2023: 361
DOWN 41%
YTD 2022: 608

Residential | Commercial | Property Management | Construction & Maintenance | Development
1015 N. 7th Street Grand Junction, CO 81501 970.242.3647 www.brayandco.com





The Bray Report

Residential Real Estate Statistics — Mesa County, CO

SEPTEMBER 2023

	2023	2022	Change
Total Sold - YTD	2,110	2,639	-20%
Volume - YTD	\$908.9M	\$1.1B	-19%
	SEP 2023	SEP 2022	Change
Total Sold - SEP	220	282	-22%
Median Price - SEP	\$396,250	\$397,500	<1%
Days on Market - SEP	52	57	-9%
Percent of List Price Received - SEP	98.5%	98.4%	+0.1%
Active Listings - SEP	525	607	-14%

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	594	607	587	573	523
2023	488	479	433	410	403	434	459	491	525			

Year-to-Date Single-Family Building Permits



Total building permits are down 41% Year-to-Date over 2022

Months of Inventory

Price Range	SEPTEMBER Sold	Active Listings	Months of Inventory
<199k	14	30	2.1
200-299k	35	49	1.4
300-399k	64	99	1.5
400-499k	62	87	1.7
500-750k	40	140	3.5
750-999k	13	80	6.2
1M+	2	42	21.0
Total	220	525	2.4

Active Residential Listings: 525

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (27 total)	5	9	6	4	1	1	1
Collbran/Mesa (29)	0	2	7	2	8	5	5
De Beque (5)	0	2	0	1	1	1	0
EOM/Palisade (18)	3	1	1	4	6	1	2
Fruita (45)	1	0	6	12	16	8	3
Glade Park (6)	0	0	1	1	1	2	1
Grand Junction City (52)	9	9	22	6	5	1	0
Loma/Mack/NW/W (29)	0	1	3	1	10	10	4
Northeast (47)	1	7	18	14	8	0	0
North (83)	0	9	8	11	37	21	7
Orchard Mesa (49)	0	5	11	15	14	2	2
Redlands (87)	0	1	2	13	30	26	15
Southeast (29)	11	2	13	2	1	0	0
Whitewater/Gateway (9)	0	1	1	1	2	2	2
Totals (525)	30	49	99	87	140	80	42

SOLD Residential Properties Jan 1 - Sept 30, 2023

Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+
Clifton (141 total)	52	39	30	13	6	1	0
Collbran/Mesa (24)	5	2	3	2	9	3	0
De Beque (11)	4	3	1	2	1	0	0
EOM/Palisade (58)	8	3	7	10	24	5	1
Fruita (252)	11	27	76	62	64	9	3
Glade Park (10)	0	0	2	1	5	2	0
Grand Junction City (264)	31	93	90	33	16	1	0
Loma/Mack/NW/W (81)	4	4	5	14	35	15	4
Northeast (258)	8	34	132	60	21	3	0
North (296)	10	29	51	100	72	25	9
Orchard Mesa (229)	13	40	68	65	39	3	1
Redlands (236)	2	11	22	39	92	53	17
Southeast (230)	17	56	123	30	2	2	0
Whitewater/Gateway (20)	0	0	5	2	6	7	0
Totals (2,110)	165	341	615	433	392	129	35

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

Real Estate News from Kevin Bray

Dear Neighbors, Colleagues, and Friends!

Above and left are your complete September 2023 Bray Reports.

Sales Volume and number of transactions remain down around 20% over last year, a trend we've seen almost the entire year, and will probably continue through the end of the year. Median Price continued to stay right around the \$400k mark. Active listings are up 7% from August 2023, but remain down 14% from September of 2022. Building permits are still lagging behind 2022 numbers, but the gap has decreased.

Lower months of inventory is beginning to come to a healthier number with 2.4 months of inventory currently on the market. Most economists claim that 5-6 months of inventory is a balanced market with inventories below or above being a sellers or buyers market respectively. While we are seeing higher numbers in the higher price points, lower price points are still right at or below 2.

Let's keep sidewalks clear for all to enjoy

Renee Paul, from Summer Hill Court, shares that "As I walk around the neighborhood the day before trash day and sometimes the day after trash day, I can't help see that almost everyone places their trash receptacle on the sidewalk. I think it's important for all of us to remember that not every resident in Summer Hill has the physical capability to walk around or into the gutter to get around the trash cans."

"Please let's be sensitive to those residents who must use assistive medical devices like canes, walkers and even wheelchairs. They also want to be able to get out and use the sidewalks to enjoy our beautiful days here in Summer Hill."

"The picture shows a way that we all could be placing our trash receptacles for pick up day. This way everyone can walk easily along our sidewalks and doesn't increase the risk of anyone getting hurt."



Please remember to store your garbage can promptly after pickup.

WD offers discounted private irrigation winterization

The sprinkler system winterization dates for Summer Hill HOA have been scheduled. Anyone interested in receiving a discounted rate from our \$90.00 price can choose from one of the dates below.

Friday, October 20th

Wednesday, October 25th

Friday, October 27th

Pricing has remained the same from the last couple of years:

Domestic/house water: \$70.00

Canal/pond "raw" water: \$80.00

Winterizations can be ordered by calling or texting our office at 970-243-1229 or emailing service@wdyards.com. They do need to be prepaid before the scheduled date which can be done by mailing a check, calling our office with credit card information or paying online via our Customer Connect online portal. Some residents have already ordered and/or prepaid so they just need to let us know which date they prefer.

In the event our valley experiences another early freeze prior to winterization homeowners can take very simple steps to protect their systems:

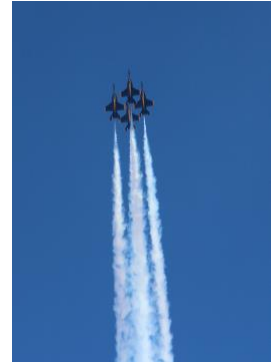
EARLY FREEZE INSTRUCTIONS: You can protect your irrigation system from freeze damage by covering any exposed piping above ground with a blanket, tarp, etc. This includes backflow devices, pumps and filters. If applicable, draining your pump and filters is also recommended. As always, please call or text our office at 970-243-1229 with any questions.



Jan McRae, Tree Chair, has had a new tree planted on Amber Spring Way, replacing a dying one.

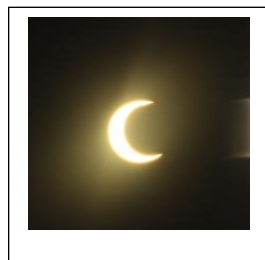
Calling for Volunteers

The Meals on Wheels program in Mesa County is short on volunteers to deliver meals to their clients. Volunteers serve nutritious lunches 5 days a week and it is normally a once a week commitment. Recipients are extremely grateful for the food and the visit! Call 970-298-9844 to find out more and better yet, sign up to be a deliverer of good food to worthy folks.



Welcome, Blue Angels....and 4 days of noise!!

Although the Air Show wasn't until Saturday and Sunday, Oct. 14th and 15th, Summer Hill residents caught a preview of the stunts and displays on the two days preceding the show. On Sunday, Renee Paul opted to watch the show from her rooftop, and waved the American flag in her act of true patriotism.



In case 10/14/23 wasn't exciting enough, how about a solar eclipse?

October 14th, the Annular Solar Eclipse reached its maximum about 10:30 am. Special glasses were a necessity to view it safely. However, a pin hole box or a circle made by thumb and finger would also do the trick (Photo on left). In addition, the photo on the right shows the same effect by the sun filtering through tree leaves, creating multiple crescents on the sidewalk. The next eclipse, which will be a total one, will occur on April 18th, 2024. It will be best viewed north and west of Grand Junction.

Final Thoughts: When you make a commitment, you build hope. When you keep it, you build trust. Anon.



Summer Hill HOA Board

Liz Beerman

Jean Gauley

Kathy Moran

Ken Stephenson

Terry Wilson

Summer Hill Home Owners Association
PO Box 3896 – Grand Junction, CO 81502

Email: gsummerhillhoa.com

Website: summerhillhoagj.com