



newsflash



Up-To-Date News For Summer Hill Residents

Vol. 5 Issue 10

in this issue >>>

Story #1-An HOA Sustainability Initiative
Story #2-News from the Board
Story #3-Positions on the Board
Story #4-HOA Budgeting Process
Story #5-Thanks Terry Wilson
Story #6-HOA Financials
Story #7-Bray Real Estate Report
Story #8-Your Dues at Work
Story #9-Final Thoughts

News from the Board

The Regular Meeting of the Summer Hill HOA Board of Directors met on November 9, 2023, at 6:30 pm. Key topics included:

- The Wall will be removed at some time in the future. Still getting bids & determining funding.
- Annual Request For Quote for landscape contract sent to WD Yards for 2024.
- Thanks expressed to E&E's and Committees for their hard work this year.
- ACC has handled 48 requests from residents for changes to their property.
- Japanese Beetle mitigation is still undecided for Summer Hill.
- Next Board meetings scheduled for 2/7/24, 3/7/24, and Annual Meeting 4/11/24. Annual Meeting will be in person, place to be decided.

More News on page 3.

Editor's note: At the November 9th Regular Meeting of the Summer Hill Board, John Winder, Summer Hill resident and Andrea Datz, Manager of the Mesa Conservation District, gave a presentation describing issues with sustainability of the HOA and possible solutions. The following is an article by John Winder detailing the discussion.

Creating a Summer Hill Sustainability Initiative

Our Summer Hill neighborhood can be thought of as a living organism. As with any form of life, it consumes inputs such as water, soil nutrients, energy, and lots of abundant Western Colorado sunlight. This living being provides us with a wonderful environment in which to live.

However, "the times they are a changin'" (sorry Bob Dylan). The summers are getting longer and hotter, and energy and other inputs are getting more expensive. Additionally, water flow in the Colorado River – the source of our irrigation water – is trending in the wrong direction. We also have festering problems such as management of the native common area adjacent to the gazebo and infestations of tamarisk (salt cedar) and other invasive species in our waterways (drainage ditches) and elsewhere. These invasives rob precious water resources and create an increased risk of wildfires.

We cannot continue to respond to issues within the development by simply throwing more and more money at them. We currently allocate about 98% of our HOA budget to maintenance of our landscape including lawns, trees and shrubs, ponds, irrigation systems, and the like. These expenditures have increased by 11.3% compared to the last fiscal year. Given the sole source of revenue of the HOA is from assessments (annual dues), if we continue to raise assessments to cover annual cost increases of at a rate of 11.3% per year, in five years, assessments on patio homes will have to be approximately twice as high as today, and triple in ten years. Large lot owners would likely face a similar rate of increase in assessments.

So, I think that we need to ask ourselves a direct question. *Are we well equipped for what is coming?* Or do we need to assess where we are

(Continued on page 2)

(Continued from page 1)

and define what needs to be done differently to make our little corner of the world more resilient to these changes?

I think that the answer is very clear. We are not in a sustainable position relative to the environment or relative to our fiscal structure. We are not ready, and we need a plan! We need a plan that will allow us to maintain quality of life and growth of property values while reducing water use and other inputs. To create that sort of plan, we will need help. And fortunately, help is available.

I recently reached out to some agencies in the Grand Valley that focus on water use, soil preservation, natural resources management, and other related items. I wanted to assess their willingness to work with us to begin a process that would create a road map to a vibrant future for Summer Hill.

In fact, Mesa Conservation District has been looking for a Home Owners Association to bring to the table to create a demonstration of best management practices leading to more sustainable communities.

My first point of contact was Andrea Datz, District Manager of the Mesa Conservation District. The mission of the Conservation District is to bring together the diverse interests of our watershed to protect and conserve our priceless natural resources leading to a vibrant community for the Grand Valley. Though many people may not see a residential neighborhood as a part of a greater watershed, neighborhoods such as Summer Hill represent a very significant part of the natural environment of our region.

Neighborhoods are major water consumers, and we are also impacting water quality downstream. Furthermore, much as is the case with other land managers, we are confronted with challenges such as preserving native plants, maintaining soil stability, controlling invasive species, and preventing wildfires.

We are also home to quite a variety of wildlife including quail, dove, songbirds, and raptors as well as rabbits, foxes, skunks, racoons, coyotes, and who knows what else.

My initial conversations with Andrea Datz led to a very fruitful discussion with representatives from the Natural Resources Conservation Service (an agency of the USDA) and Colorado State University specialists.

In addition to arranging this initial meeting, Andrea also reached out to other groups including the recently formed Grand Valley Water Committee and the River Corridor Initiative. Everyone seemed very excited about working with us.

On Thursday, November 9, Andrea and Judi Devore from the Conservation District, Holly Stanley a CMU Environmental Science student and volunteer with the Conservation District, and I met with the Summer Hill Board of Directors and other residents.

We briefed the Board about our discussions with potential partners and likely next steps. The Board unanimously supported the notion of moving forward to develop a plan of action including forming teams and seeking external funding. Once a plan is in place, we will return to the Board to prioritize necessary actions.

I truly believe that Summer Hill can and will become a model community demonstrating best management practices and the highest quality of life in Grand Junction and beyond. Summer Hill is a great place to live and the residents here are extraordinary. We have all the building blocks possible to take things to the next level, with Board approval, and create a sustainable and resilient environment for all.

Thanks to John Winder for his leadership in moving forward with a possible win-win solution for all.



More News from the Board

POSITIONS ON THE BOARD

Time to consider how you can contribute to your community. The Summer Hill volunteer Board of Directors is now open for submissions for the 2024-2025 Fiscal Year. There are no special skills required, just ownership in Summer Hill and a willingness to help guide the direction and stewardship of our community.

If you are interested in learning more about our HOA board and the time and energy commitment required, please reach out on the Summer Hill email site gjsummerhillhoa@gmail.com and a current board member will get right back to you.

HOA BUDGETING PROCESS

Every year you receive an invoice for your Summer Hill HOA dues. Most residents, while enjoying the beauty and consistency of our community would like to know how that money is allocated and spent. Your Summer Hill Board wants you to have as much information as possible on the budget.

1. Our fiscal year runs from April 1 - March 31 of the following year. At each of the regular meetings during the year and in every News Flash, the budget and YTD balance is available for all participants in the community, with an open invitation to ask the Board questions about expenditures and incoming revenue.

2. Once a year an Annual Meeting packet is sent to all owners at the beginning of March, whether that owner is a resident in the community or not. In that packet is the proposed budget for the upcoming year for review and vote.

3. In order to ensure the budget will cover annual contracts while allowing for unforeseen emergencies and strategic planning and execution of major projects, the board has both executive work sessions and regular meetings in January and February, to draft the proposed budget and gain member input. Every owner in the community is a member whose opinions and perspectives are welcome.

4. At the posted regular meeting in February, the draft budget will be reviewed with any proposed changes to the dues or conversations about special assessments. Your dues are critical to the operation and continued success of Summer Hill. Your board serves as volunteer stewards of that money and works, with your input, to ensure that Summer Hill remains one of the outstanding communities in the Grand Valley.

THANKS TO TERRY WILSON FOR A JOB WELL DONE!

After serving on the HOA Board of Directors for over two years, Terry Wilson has decided, with the summer irrigation over, it is time to step away. The Board, speaking for the entire community, appreciates everything that Terry has brought to the position, and his outstanding relationship with his contacts in the community and with our contractors.

Terry worked closely with Harry McDonald and all the E&E's to maintain a current and realistic Problem Reporting system. He was often a first responder when emergencies arose and generously gave of his time helping individual homeowners better understand the Landscaping process and limitations. His career experience and professional background has been a valuable resource for Board decisions, and will be missed.

His departure provides an opening for one of you to give serving on the Board a try for 4 months (December - March). We generally do not have the opportunity for a "trial period" like this. Here is your chance to participate in monthly "work sessions" and attend regular meetings with the option of putting your name on the election ballot in April. While Terry's position involved working with the landscape contract, these 4 months would not require taking over that position, but rather sharing your expertise and experience as we move toward the multiple tasks required in holding the Annual Meeting in April.

We encourage residents to consider board service. There are more openings for board members than just the one Terry held. Please consider having your name on our board election ballot in April. For specific questions or to speak to a current board member please reach out on the Summer Hill email and a board member will get right back to you. gjsummerhillhoa@gmail.com

HOA Financials for Oct. '23

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2023 through Oct 31, 2023 Cash Basis				
	2023-2024 Annual Budget	2023-2024 Actual Apr-Oct	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	1,417	1,317	141.7%
Total Cash Receipts	213,158	212,975	(183)	99.91%
Expenses				
WD Yards contract				
Irrigation - per contract	11,100	6,475	(4,625)	58.33%
Turf - per contract	62,625	36,532	(26,093)	58.33%
Softscape - per contract	36,846	21,493	(15,353)	58.33%
Native Grasses/Pathways - per contract	6,820	3,978	(2,842)	58.33%
Ponds - per contract	5,650	3,296	(2,354)	58.34%
Tree Maintenance - per contract	4,987	2,909	(2,078)	58.33%
Total WD Yards contract	128,028	74,683	(53,345)	58.33%
Other maintenance expenses				
Irrigation - non routine	25,000	9,830	(15,170)	39.32%
Turf - non routine	1,520	-	(1,520)	0.00%
Tree Maintenance - non routine	2,600	1,900	(700)	73.08%
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	6,749	(3,051)	68.87%
Softscape - non routine	3,250	1,125	(2,125)	34.62%
Ponds - non routine	2,000	340	(1,660)	17.00%
Ditch Maintenance	2,846	-	(2,846)	0.00%
Total Other maintenance expenses	70,066	21,176	(48,890)	30.22%
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	1,220	(1,280)	48.80%
Office expense/postage/annual mtg/state registration	1,500	1,022	(478)	68.13%
Income Taxes (paid on interest income from bank)	-	182	182	-
Total Administration	6,400	3,914	(1,986)	61.16%
TOTAL EXPENSES	204,494	99,773	(104,221)	48.79%
CASH RECEIPTS LESS CASH EXPENSES	8,664	113,202		
Beginning of Year Cash Balance		92,743		
Cash Balance as of Oct 31, 2023		\$ 205,945		
CHECKING ACCT BALANCE		5,806		
SAVINGS ACCT BALANCE		130,139		
RESERVE ACCT BALANCE		70,000		
TOTAL CASH AS OF OCT 31, 2023		\$ 205,945		

The Bray Report

Residential Real Estate Statistics — Mesa County, CO

OCTOBER 2023

			2023	2022	Change
Total Sold - YTD			2,287	2,899	-21%
Volume - YTD			\$985.1M	\$1.2B	-20%
			OCT 2023	OCT 2022	Change
Total Sold - OCT			170	260	-35%
Median Price - OCT			\$406,500	\$369,450	+10%
Days on Market - OCT			63	56	+12.5%
Percent of List Price Received - OCT			98.1%	98.1%	NC
Active Listings - OCT			546	587	-7%

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	478	433	410	403	434	453	451	525	546		

Year-to-Date Single-Family Building Permits

Total building permits are down 34% Year-to-Date over 2022

Active Residential Listings: 546											
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+				
Clifton (44 total)	10	13	12	6	1	1	1				
Colbran/Mesa (26)	1	1	5	1	7	6	5				
De Beque (5)	0	2	0	1	1	1	0				
EOM/Palsade (19)	3	1	2	3	7	1	2				
Fruita (40)	0	1	4	13	13	6	3				
Glade Park (7)	0	0	1	1	1	3	1				
Grand Junction City (52)	9	11	17	12	2	1	0				
Loma/Mack/NW (27)	0	1	2	3	9	8	4				
Northeast (58)	3	13	20	16	6	0	0				
North (88)	1	7	9	12	36	20	3				
Orchard Mesa (44)	0	4	10	13	2	2	3				
Redlands (77)	0	0	3	10	28	21	15				
Southwest (48)	8	5	27	5	3	0	0				
Whitewater/Gateway (11)	0	2	0	2	2	3	2				
Totals (546)	35	61	112	98	128	73	39				

SOLD Residential Properties Jan 1 - Oct 31, 2023											
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-999k	1M+				
Clifton (156 total)	58	45	31	13	8	1	0				
Colbran/Mesa (31)	6	2	5	3	11	3	1				
De Beque (12)	5	3	1	2	1	0	0				
EOM/Palsade (63)	8	3	7	12	27	5	1				
Fruita (276)	13	27	83	70	69	10	4				
Glade Park (11)	0	0	2	1	6	2	0				
Grand Junction City (284)	35	97	96	37	18	1	0				
Loma/Mack/NW (85)	5	4	5	15	35	17	4				
Northeast (281)	9	41	142	62	24	3	0				
North (326)	10	31	57	112	78	29	9				
Orchard Mesa (250)	13	41	76	71	45	3	1				
Redlands (248)	2	12	24	40	46	55	19				
Southwest (243)	20	57	128	34	2	2	0				
Whitewater/Gateway (21)	0	0	5	3	6	7	0				
Totals (2,287)	184	363	662	475	426	138	39				

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: GJAREA Multiple Listing Service. Revised: November 7, 2023.
Bray Real Estate (970) 242-3647 1015 N. 7th St. Grand Junction, CO 81501

Real Estate Notes from Kevin Bray:

October was a difficult month for the residential market. Only 170 homes were sold on the MLS—a drop of just under 35% from 10/22. Sales are at 21% of 2022 levels, and volume down 20%.

However, building permits in October are up 73% from last year, and the most building permits were issued in Mesa County in October since June 2022 when interest rates started to rise. This is good news for the housing market as more building permits equate to more inventory. Mortgage rates, however have continued a steady climb, ending at 7.76% on 11/2/23. Below is a link to an article Darah Galvin wrote that explains the market more in depth.

[https://thebusinesstimes.com/commercial-real-estate-sales-slowing-but-not-stopping.](https://thebusinesstimes.com/commercial-real-estate-sales-slowing-but-not-stopping)



COMMERCIAL REPORT

MESA COUNTY - GRAND JUNCTION, FRUITA, PALISADE, CLIFTON, DEBEQUE, COLLRAN

MESA COUNTY SALES TAX - YTD

YTD BUILDING PERMITS COMMERCIAL & RESIDENTIAL

Your Dues at Work

Neighborhood	Number of PR, ER, and WOs												Grand Total
	Common Area Softscape	General	Irrigation	Major Projects	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area Softscape	Weeds in Native	Weeds in Residential Softscape	
Amber Spring Ct			1				2	1					4
Amber Spring Way			2					2					4
Autumn Brook Ct	1		1				3						5
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										1
Spring Crossing Rd			7				2	1	1	1		2	14
Summer Bend Ct	1	1	6				3						11
Summer Breeze Ct			4					1					5
Summer Crest Ct	1		5				1	2	1				10
Summer Hill Ct	2	3	25				1	1		1	2		35
Summer Hill HOA	1		5					3					9
Summer Hill Way			6	1	1	1							9
Summer Sage Ct			4		7			1	1				13
Summer Vale Circle			2			1		1					4
Grand Total	8	4	74	1	8	2	12	14	3	2	2	2	132

Problem Reports/Work Orders by Type as of 11/12/2023

Neighborhood	Number of PR, ER, and WOs by Status (Blank means OPEN)				Grand Total
	Canceled	Complete	On Hold	Open	
Amber Spring Ct	1	3			4
Amber Spring Way	2	2			4
Autumn Brook Ct	2	3			5
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	3	10	1		14
Summer Bend Ct	1	10			11
Summer Breeze Ct		5			5
Summer Crest Ct	2	8			10
Summer Hill Ct	1	33			35
Summer Hill HOA	2	6	1		9
Summer Hill Way	1	7			9
Summer Sage Ct	2	10			13
Summer Vale Circle		4			4
Grand Total	17	108	2	5	132

Problem Reports/Work Orders by Culdesac as of 11/12/2023

Final Thoughts:

Gratitude unlocks the fullness of life. It turns what we have into enough, and more. It turns denial into acceptance, chaos to order, confusion to clarity. It can turn a meal into a feast, a house into a home, a stranger into a friend.
Melody Beattie



Summer Hill HOA Board

Liz Beerman

Jean Gauley

Kathy Moran

Ken Stephenson

Summer Hill Home Owners Association

PO Box 3896 – Grand Junction, CO 81502

Email: gsummerhillhoa.com

Website: summerhillhoagj.com