

Summer Hill

news flash



Up-To-Date News For Summer Hill Residents

Vol. 5 Issue 10

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News from the Board

Parking Violations

- Unfortunately, it is necessary again, to remind everyone that the visitor parking areas in each of the Summer Hill cul de sac and court areas are exactly that - visitor. We have had several residents ignore the signage and leave their resident vehicles and trucks parked for extended periods of time. You may start to see bright colored "reminders" on windshields, that the vehicle is not in accordance with the HOA rules.
If you have company coming to stay, remember to print, sign and display a vehicle parking permit.

Approval of WD Contracts

- The board is pleased to announce that WD Yards will once again be our Landscaper for 2024. They worked closely with the board and with feedback from the community through the survey you returned with your 2023 annual meeting ballots. The information, suggestions, and comments were shared with WD. Please continue to use your E&Es as you see items that need attention.
- This contract is the largest part of our HOA budget and covers more than most residents realize. Separate areas in the 2024 Landscaping contract include:
 - Irrigation and sprinkler systems
 - Lawn care and turf maintenance
 - Softscape (flowers and shrubs)
 - Trees
 - Native Grass, Path, and Rock Landscape
 - Pond and Ditch
 - Snow Removal
- WD Yards teams consider themselves "partners" with Summer Hill and take great pride in working hard to exceed our expectations.

News from the Board continued on page 5.

Holidays in Summer Hill

Ho, Ho, Ho! Every year it's fun to see what our neighbors have done with "decking their halls" with Christmas lights. On the front page is the Grinch from Summer Sage. Here are others in the spirit of the holidays!



Amber Spring Ct lights reflected across the middle pond. (Photo by Mike Moran.)




Kathy & Steve Smierciak's welcoming entry on Spring Crossing Road.



An amusing "Red Neck Christmas Tree" created by Robert Dollard on Spring Crossing. Love the fish, RV's, bobbers, red solo cups, and old hubcap atop the tree.

HOA Financials for Nov. '23

Summer Hill Subdivision Homeowners Association Budget to Actual April 1, 2023 through Nov 30, 2023 Cash Basis				
	2023-2024 Annual Budget	2023-2024 Actual Apr-Nov	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	1,725	1,625	1725%
Total Cash Receipts	213,158	213,283	125	100.06%
Expenses				
WD Yards contract				
Irrigation - per contract	11,100	7,400	(3,700)	66.67%
Turf - per contract	62,825	41,750	(20,875)	66.67%
Softscape - per contract	36,846	24,564	(12,282)	66.67%
Native Grasses/Pathways - per contract	6,820	4,547	(2,273)	66.67%
Ponds - per contract	5,650	3,766	(1,884)	66.65%
Tree Maintenance - per contract	4,987	3,324	(1,663)	66.65%
Total WD Yards contract	128,028	85,351	(42,677)	66.67%
Other maintenance expenses				
Irrigation - non routine	25,000	10,130	(14,870)	40.52%
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 (upper West pond fill in)	5,500	4,100	(1,400)	74.55%
Irrigation Water	2,400	-	(2,400)	0.00%
Snow Removal	1,500	-	(1,500)	0.00%
Utilities	9,800	7,405	(2,395)	75.56%
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	26,232	(43,834)	37.44%
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	1,065	(435)	71.00%
Income Taxes (paid on interest income from bank)	-	182	182	
Total Administration	6,400	3,957	(1,943)	61.83%
TOTAL EXPENSES	204,494	115,540	(88,454)	56.50%
CASH RECEIPTS LESS CASH EXPENSES	8,664	97,743		
Beginning of Year Cash Balance		92,743		
Cash Balance as of Nov 30, 2023		\$ 190,486		
CHECKING ACCT BALANCE		4,034		
SAVINGS ACCT BALANCE		116,452		
RESERVE ACCT BALANCE		70,000		
TOTAL CASH AS OF NOV 30, 2023		\$ 190,486		



The Bray Report

Residential Real Estate Statistics — Mesa County, CO

NOVEMBER 2023

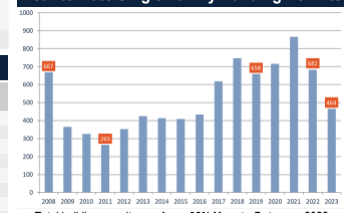
	2023	2022	Change
Total Sold - YTD	2,476	3,089	-20%
Volume - YTD	\$1.06B	\$1.31B	-19%
NOV 2023 vs NOV 2022			
Total Sold - NOV	183	190	-4%
Median Price - NOV	\$379,900	\$376,200	+1%
Days on Market - NOV	61	65	-6%
Percent of List Price Received - NOV	97.9%	97.3%	-0.6%
Active Listings - NOV	519	573	-9%

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	546	519	

Months of Inventory

Price Range	November Sold	Active Listings	Months of Inventory
<199k	10	40	4.0
200-299k	35	62	1.8
300-399k	58	109	1.9
400-499k	43	85	2.0
500-750k	26	118	4.5
750-999k	8	59	7.4
1M+	3	46	15.3
Total	183	519	2.8

Year-to-Date Single-Family Building Permits



Total building permits are down 32% Year-to-Date over 2022

Active Residential Listings: 519						
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-1M+
Clifton (42 total)	13	15	8	3	1	1
Collbran/Mesa (26)	0	1	6	2	5	5
De Beque (4)	0	2	0	1	0	1
EOM/Palisade (25)	6	2	2	8	1	4
Fruita (42)	0	2	9	14	10	4
Glade Park (4)	0	0	0	1	0	2
Grand Junction City (44)	8	10	14	8	3	1
Loma/Mack/NW (20)	0	1	1	3	8	4
Northeast (55)	3	12	19	14	7	0
North (80)	1	4	6	10	35	22
Orchard Mesa (42)	0	5	12	12	8	1
Redlands (76)	1	1	4	8	29	14
Southeast (51)	8	5	28	7	3	0
Whitewater/Gateway (8)	0	2	0	0	1	3
Totals (519)	40	62	109	85	118	59

SOLD Residential Properties Jan 1 - Nov 30, 2023						
Area	<199k	200-299k	300-399k	400-499k	500-749k	750k-1M+
Clifton (170 total)	62	50	36	13	8	1
Collbran/Mesa (37)	6	6	5	3	12	3
De Beque (12)	5	3	1	2	1	0
EOM/Palisade (72)	9	3	10	16	28	5
Fruita (297)	15	28	90	75	74	11
Glade Park (11)	0	0	2	1	6	2
Grand Junction City (307)	36	106	107	39	18	1
Loma/Mack/NW (88)	5	5	6	15	35	18
Northeast (308)	11	47	153	68	26	3
North (349)	10	33	63	120	83	30
Orchard Mesa (270)	13	48	80	77	48	3
Redlands (273)	2	12	26	48	105	60
Southeast (258)	20	60	135	39	2	2
Whitewater/Gateway (24)	0	0	7	4	6	7
Totals (2,476)	194	401	721	520	452	146

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

Real Estate News from Kevin Bray

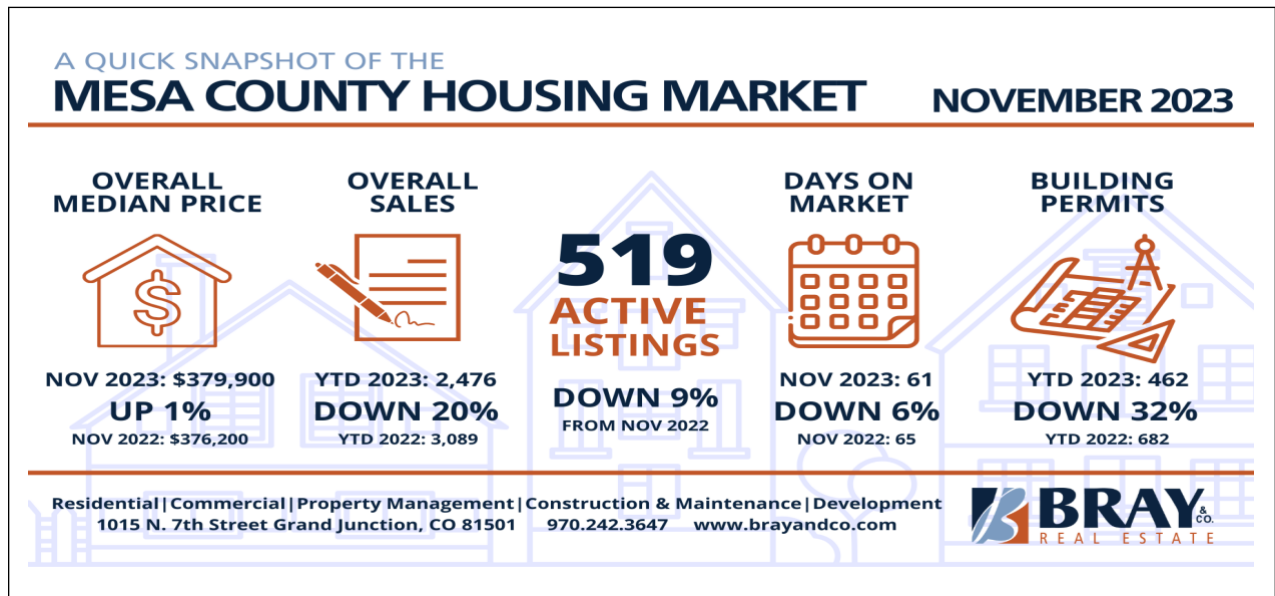
Dear Neighbors, Colleagues, and Friends,

Attached please find your November 2023 Bray Report. November of 2023 was in line with what we saw last November, with sales down 4% (183 in 2023 vs 190 in 2022). We remain lower than last year when comparing year-to-date numbers, but that gap is shrinking both in transactions and volume: 20% down in transactions and 19% down in volume. The number of active homes on the market is slightly down from November 2022 and from October 2023, and there are 2.8 months of inventory currently on the market.

With interest rates slowing down, and in some cases decreasing, the market is flattening out. I wouldn't expect to see much deviation the next few months, unless there was another large interest rate increase, or a surprising interest rate decrease.

Continued on page 4

High interest rates and tighter lending standards are presenting both a tailwind and a headwind for builders. On one hand limiting construction loans with tighter standards, increasing borrowing costs with high interest rates, and high rates decreasing consumer purchasing power. On the other hand, the high interest rates are keeping the re-sale market locked-up and the low inventories are keeping the demand high for new construction. Building permits for single family detached housing are down 32% from last year and still easily 50% off of what our average production should be. Multifamily units have increased substantially the last couple of years with several completed projects and somewhere around 1000 units out of ground currently. Multifamily units are still leasing strong with most or all units pre-leased as units become available. Only time will tell if that trend continues or if we will see a saturation in the market as many other markets around the nation have seen.



Your Dues at Work

Neighborhood	Number of PR, E&K, and WUS												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	7				3						12
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	75	1	8	2	12	14	3	2	2	2	133

Problem Reports/Work Orders by Type as of 11/15/2023

Number of PR, ER, and WOs (Blank means OPEN)					
Address	Open	Canceled	Complete	On Hold	Grand Total
Amber Spring Ct	1		3		4
Amber Spring Way	2		2		4
Autumn Brook Ct	1		4		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	1	10		12
Summer Breeze Ct			5		5
Summer Crest Ct	1		9		10
Summer Hill Ct	1	1	33		35
Summer Hill HOA	1		7	1	9
Summer Hill Way		1	8		9
Summer Sage Ct	1	1	11		13
Summer Vale Circle			4		4
Grand Total	13	5	113	2	133

Problem Reports/Work Orders by Culdesac as of 11/15/2023

News from the Board continued from page 1.

Leach, Salt Brush, and Muskrat Creek culvert mitigation

- Keeping the creeks maintained to enable water to flow when the canal is turned on has been an overwhelming and daunting task for years! Thanks to Ken Stephenson, Lynn Lickers, and Dan Wilson for spending hours trying to find a maintainable solution to this issue that impacts everyone here in Summer Hill.
- The Board approved a bid from WD Yards, as winter work, to clean out 30 feet on each side of the ingress and egress of the culverts along these creeks. The work will start after the holidays and then will be maintained as part of the contract through 2024. As this work starts, and is then maintained throughout 2024, it is in the strategy to continue to work farther than the 30 feet on each side and make significant progress along the ditch beds.

Wall Update

- As reported previously, the board made the decision to hold on any further discussion about the demolition of the wall separating the upper lots from the patio homes until after the start of the new fiscal year in April. The board continues to get bids from stucco, landscaping and demolition companies to weigh the most efficient as economical option for removal.

OPEN for Board Nominees

- Currently your Board of Directors is down to 4 members. Liz Beerman announced that she will be stepping off the board for a year to work solely on the updating of the CC&Rs. She added, "It's impossible to be a working board member and simultaneously do the much needed updating on the current CC&Rs". She will finish her current term through the April Annual Meeting.
- There will be a minimum of 2 openings, and a maximum of 4, per our ByLaws, on the upcoming ballot in April. With the board members who have served over the last several years, along with the strength of the volunteers who carry significant and important support roles, our community is the envy of many HOA'S in the Grand Valley.
- Now is the time to step up. No prior board or business expertise is required. Any of the current board members would be delighted to visit with you, lay out the responsibilities and time commitments and answer any questions you might have.
- Please consider contributing your time and talents to the community in which you live.

Final Thoughts:

Be the person you needed when you were younger, and in a world where you can be anything, be kind!



Summer Hill HOA Board

Liz Berman

Jean Gauley

Kathy Moran

Ken Stephenson

Summer Hill Home Owners Association

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