



# newsflash

Up-To-Date News for Summer Hill Residents      2024 Winter      Vol. 6 Issue 1

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## News from the Board

### SUMMER HILL DIVERSITY AND INCLUSION

The Summer Hill community is over 20 years old. Starting with an idea and lots of conversation, the Paradise Hills Partnership, applied for, platted out, and began design for a community of patio home and single home upper lots that would appeal to a diverse community ranging from young single couples, and families with children, to second home "snowbirds", and retirees. The diversity of our community has always been a priority.

It has now taken almost 25 years to complete the originally laid out strategic plan for Summer Hill. And yes, there are still some available lots. During that time much has changed, adapting to the economic and social needs of the Western Slope. We often divide ourselves up in neighborhood conversations as "west of the roundabout", "upper Summer Hill Way", "lower lot single family homes", "upper lots", and "the new development (8A and 8B)". In tandem, we have gained a wide spectrum of families adding to our established and new residents, young and aging, even including some investment rental properties. Our diversity and inclusiveness are what makes Summer Hill unique.

Simultaneously we would like to see as many of those resident variables represented on the Summer Hill HOA Board. We all have ownership here, we all have opinions, we pay our dues and have ideas on how it should be spent. Please make those ideas mean something. Your voice is important. Please read and give feedback on the News Flash newsletter at [GJSummerHillHOA@gmail.com](mailto:GJSummerHillHOA@gmail.com), attend regular meetings, and join the board or other volunteer committees that make our community so diverse, so inclusive, so special.

### FEBRUARY AND MARCH REGULAR BOARD MEETINGS

You may wonder why we have back-to-back regular meetings prior to the Annual Meeting in April. The meetings in February and March give everyone an opportunity to voice their opinions, suggestions, and ideas going into the new fiscal year starting April 1, 2024. Please plan to join the conversation via Zoom for the February meeting when the topic will be the Upcoming HOA Budget. You will have a chance to ask questions about how your dues are put to work, what else you might like to see happen or what you would like to cut back on, and what future projects may impact our community.

*(Continued on page 4.)*

## Work begins on Ditches



The HOA Board has tasked WD Yards with winter work to address the creeks in the subdivision. Above shows WD crew removing cattails and removing any vegetation blocking the culverts in Salt Brush Creek. They will work on all culverts for the 3 creeks. See article on page 4 for additional details.

# Your Dues at Work

## Problem Reports, Work Orders by Type FINAL for 2023 season\*

Neighborhood	Type										Grand Total	
	Common Area Softscape	General	Irrigation	Major Projects	Native	Ponds	Residential Softscape	Trees	Turf	Weeds in Common Area Softscape		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				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						1			6
Summer Hill Way			6	1		1						8
Summer Sage Ct			2		2					1		5
Summer Vale Circle			1									3
<b>Grand Total</b>	<b>4</b>	<b>2</b>	<b>57</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>10</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>89</b>

## Problem Reports/Work Orders by Culdesac – FINAL 2023

Neighborhood	Softscape	General	Irrigation	Projects	Native	Ponds	Softscape	Trees	Turf	Softscape	Native	Softscape	Grand Total
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
Lanel 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		3				1	2	1				10
Summer Hill Ct	2	3	25				1	1		1	2		35
Summer Hill HOA	1		3					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
<b>Grand Total</b>	<b>8</b>	<b>4</b>	<b>75</b>	<b>1</b>	<b>8</b>	<b>2</b>	<b>12</b>	<b>14</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>133</b>

# Information from DORA for residents

DORA, the Department of Regulatory Agencies, has ten divisions dedicated to preserving the integrity of the marketplace, managing the licensing and registration of many professions and businesses and protecting consumers. This agency is a rich resource of information for persons living in HOA's. Here are a couple of Q&A's from the HOA Division:

**What does the Colorado Common Interest Ownership Act say about maintenance responsibilities?**

Section 38-33.3-307 of the Colorado Common Interest Ownership Act states that "Except to the extent provided by the declaration...the association is responsible for maintenance, repair, and replacement of the common elements, and each unit owner is responsible for maintenance, repair, and replacement of such owner's unit."

**Are there any rules regarding how a board or committee must approve an application for architectural or landscaping changes?**

Section 38-33.3-302(3)(b) of the Colorado Common Interest Ownership Act states that decisions concerning the approval or denial of a unit owner's application for architectural, or landscaping changes must be made in accordance with standards and procedures set forth in the declaration or in duly adopted rules and regulations or bylaws of the association, and shall not be made arbitrarily or capriciously.

## News from the Board

*Continued from page 1.*

The Annual Meeting will be followed immediately by a regular meeting. Every homeowner will receive an Agenda for the Regular Meeting in their Annual Meeting Packet. This meeting will discuss Old and Ongoing Business and will have time for both New Business and Community Open Forum. We encourage anyone interested in getting a specific item on the agenda to notify the Board via community email, [GJSummerHillHOA@gmail.com](mailto:GJSummerHillHOA@gmail.com), so that enough time can be allocated.

### WD WINTER WORK UPDATE

You may have seen the WD red trucks in our community recently. WD and Summer Hill partner in the winter to maximize the opportunity to contract maintenance work done at "winter rates" from WD. This year the entirety of our winter work will focus on the 5 culverts attached to our 3 creeks (Leach Creek, Muskrat Creek, and Salt Brush Creek). WD is in the process of cutting back all vegetation from the bed of the creeks, up the bank, working to maintain the bank support, down 30 feet on either side of the ingress and egress of the culvert. As of today, 2 culverts are completed. Our creeks have been a topic of conversation and certainly concern for several years. This initial cleanout and then WD contracted maintenance throughout the year, as part of the 2024 WD contract, will be a big step toward ensuring the health and impact of our water system.

## 2023 Year End Bray Real Estate Report

Dear Neighbors, Colleagues, and Friends,

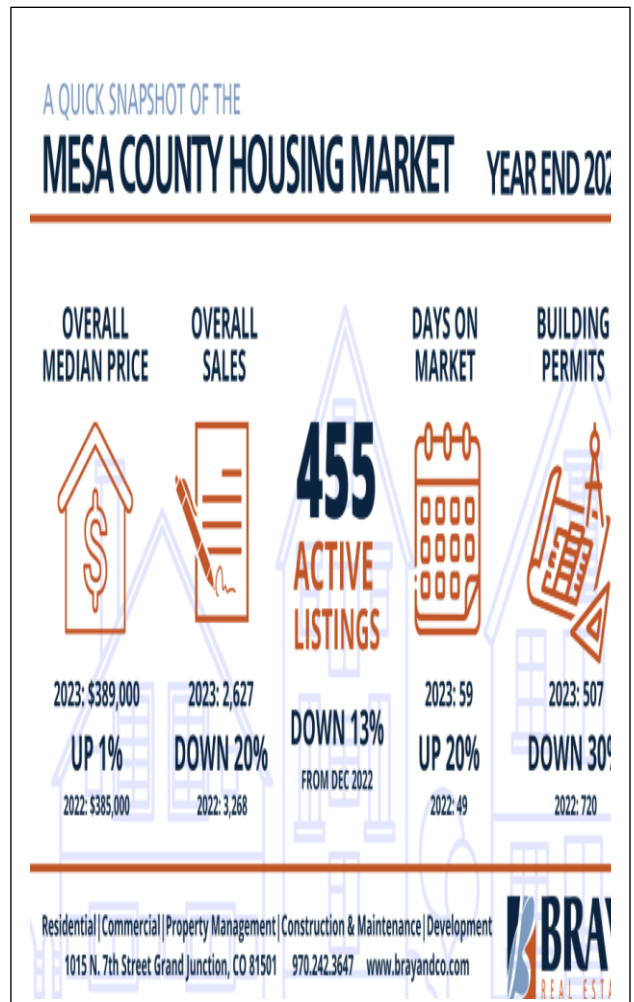
Attached is your year-end Bray Report for the Mesa County residential housing market. A great article in the Business Times from Michelle Urlacher, president of Bray and Company provides perspective on the past year of this "wait and see" market

In new construction it was a mixed bag. High demand for new construction continued with re-sale market locked up by high interest rates. On the flip side those high rates did a great job of "demand destruction" making home ownership unattainable to many working families, increasing the cost of construction loans and causing a lot of unease and uncertainty both for builders and homebuyers. The result was a decrease in permits with new signal family homes down 30% compared to 2022 and probably about half of what we need to for a healthy supply.

Pre-pandemic lack of supply followed by supply chain disruptions, followed by economic stimulus created the perfect storm for adding fuel to already accelerated pricing. The dramatic price increases in the for-sale market, predicated the dramatic increase in rents as we saw the multifamily boom extend from national markets into our local market with substantial new inventory over the past two years, with numerous projects still under construction.

With a lot of uncertainty still out there in 2024 and the threat of a presidential election, I think its fair to say that the uncertainty will continue but hopefully interest rates will come down, giving relief to homebuyers and housing providers, and helping to increase confidence in the market.

Best wishes to you this new year!  
Kevin Bray



# HOA Financials

## Calendar of Upcoming Events

February 8	HOA Board Meeting – via Zoom
February 14	Valentine’s Day
March 5	Election Day - Primaries
March 7	HOA Board Meeting – via Zoom
March 15	Annual Meeting Ballots out
March 17	St. Patrick’s Day
April Fool’s Day	
April 1	Irrigation Canal opens
April 4	Deadline to cast HOA ballot
April 11	HOA Annual Meeting location TBA
April 15	HOA irrigation resumes
Early May	Spring pruning and cleanup
May 12	Mother’s Day
May ?	Annual Spring BBQ
June 16	Father’s Day
July 4	Independence Day

**Summer Hill Subdivision Homeowners Association  
Budget to Actual April 1, 2023 through Dec 31, 2023  
Cash Basis**

	2023-2024 Annual Budget	2023-2024 Actual Apr-Dec	2023-2024 Over (Under) Budget	% Budget
<b>Cash Receipts</b>				
Dues Assessment-patio homes	201,300	201,300	-	100.00%
Dues Assessment-large lot homes	10,065	10,065	-	100.00%
Transfer fees	1,500	875	(625)	58.33%
Grand Valley Power-Return of capital credits	83	168	85	202.41%
Finance Charges-Customers	110	61	(49)	55.45%
Interest Income-Savings Acct & CD's	100	2,101	2,001	2101%
<b>Total Cash Receipts</b>	<b>213,158</b>	<b>214,570</b>	<b>1,412</b>	<b>100.66%</b>
<b>Expenses</b>				
<b>WD Yards contract</b>				
Irrigation - per contract	11,100	8,325	(2,775)	75.00%
Turf - per contract	62,625	46,969	(15,656)	75.00%
Softscape - per contract	36,846	27,634	(9,212)	75.00%
Native Grasses/Pathways - per contract	6,820	5,115	(1,705)	75.00%
Ponds - per contract	5,650	4,237	(1,413)	74.99%
Tree Maintenance - per contract	4,987	3,740	(1,247)	74.99%
<b>Total WD Yards contract</b>	<b>128,028</b>	<b>96,020</b>	<b>(32,008)</b>	<b>75.00%</b>
<b>Other maintenance expenses</b>				
Irrigation - non routine	25,000	14,530	(10,470)	58.12%
Turf - non routine	1,520	-	(1,520)	0.00%
Tree Maintenance - non routine	2,600	1,900	(700)	73.08%
Miscellaneous Maintenance	3,650	1,324	(2,326)	36.27%
Major projects	10,000	-	(10,000)	0.00%
Winter Work (upper West pond fill in, trim large cottonwood)	5,500	4,600	(900)	83.64%
Irrigation Water	2,400	2,034	(366)	84.75%
Snow Removal	1,500	-	(1,500)	0.00%
Utilities	9,800	7,530	(2,270)	76.84%
Softscape - non routine	3,250	1,125	(2,125)	34.62%
Ponds - non routine	2,000	340	(1,660)	17.00%
Ditch Maintenance	2,845	-	(2,845)	0.00%
<b>Total Other maintenance expenses</b>	<b>70,066</b>	<b>33,383</b>	<b>(36,683)</b>	<b>47.65%</b>
<b>Administration</b>				
Board education and training	500	-	-	0.00%
Website design and expenses	100	22	(78)	22.00%
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	
<b>Total Administration</b>	<b>6,400</b>	<b>3,979</b>	<b>(1,921)</b>	<b>62.17%</b>
<b>TOTAL EXPENSES</b>	<b>204,494</b>	<b>133,382</b>	<b>(70,612)</b>	<b>65.23%</b>
<b>CASH RECEIPTS LESS CASH EXPENSES</b>	<b>8,664</b>	<b>81,188</b>		

# Smiles



“How’s the diet coming?”



# *final thoughts:*

*Why do we only rest in peace?  
Why don't we live in peace, too?*



*Birds of a feather, flock together!  
(Particularly hundreds of starlings!).*

*Summer Hill*

*Board of Directors*

*Liz Beerman*

*Jean Gauley*

*Kathy Moran*

*Ken Stephenson*