

# Summer Hill

## newsflash



Up-To-Date News For Summer Hill Residents

Spring

Vol. 6 Issue 3

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## HOA Annual Meeting, April 11, 2024

The Annual Meeting along with the April Regular Meeting will be held live and in person on April 11 at the Koininia Center, 730 25 Rd, Grand Junction, CO 81505 at 6:30 PM. Doors will open at 6:10 and everyone is welcome to attend. Recently a packet of information for the Annual Meeting, including the proposed budget for the upcoming fiscal year April 1, 2024 – March 31, 2025, was sent to all homeowners of record. You may have noticed that the budget as presented, included an alarming deficit of \$24,122. To address this budget and support some or all of the key HOA projects that need attention, the Board has decided to increase the annual dues for homeowners by 5%.

## News from the Board

With eighteen participants, the March 7th Zoom Board meeting had the best attendance since holding meetings via the Zoom option.

**Re: The 2024-2025 Board,** John Fleming introduced himself as a candidate for a new board member. This brings the total board to six, with one vacancy remaining. With Ken Stephenson stepping down, we no longer have a representative from the large lots. Hopefully, someone from the large lots will step up to serve.

**Re: The Landscape committee,** it is important to find a volunteer to Coordinate the E&E's. The E&E program is essential for the successful management of the landscape.

**Re: The annual Spring "Walkabout"** will happen after the canal opens and irrigation "wakes up" vegetation after winter.

*(Board news continued on page 2.)*

This 5% increase would be reflected for patio homes as a \$60 dues increase from \$1220 to \$1280, and \$15 due increase for big lot homes from \$305 to \$320, starting April 2024. This will generate an additional \$10,395 in revenue allowing us to handle current needs of the community as well as be prepared in the event of a major unforeseen breakage in irrigation or otherwise unexpected and unbudgeted expenditures. Additionally, the board will have to make additional adjustments to the budgeted expenses based on the published deficit.

**All ballots must be received back either by mail to the HOA Post Office Box 3896, or by giving it to a current board member, or by dropping off your ballot into the red box outside 2660 B Summer Crest Court. All ballots must be cast no later than April 1, 2024. No ballots will be accepted or counted if brought to the Annual Meeting.**

The annual Meeting is an important event for the HOA. It's the one time of the year that the owners have a chance to express their opinions and desires in a way that is definitive, and the decision(s) are not up for debate. The Board hopes that many owners will vote and better reflect the desires of the community.

*(Continued on page 4.)*

(News from the Board, continued from page 1)

**Re: The Architectural Control Committee.** Renee Paul reported a handful of approvals by the committee, primarily for new roofs. Remember that anyone wanting to make any changes, updates or upgrades to their homes must complete an ACC form, submit it and receive approval BEFORE any work is done. The form is located on the HOSA website under Committees/ACC.

**Re: Parking.** The HOA does have the authority to assess violation fees on policies written to clarify CC&R's. However there is nothing in our current CC&R's that prohibits resident long-term parking in visitor lots. Consequently, the HOA can't take any action until the CC&Rs are rewritten and approved by 67% of the HOA membership.

**Re: Budget Discussion.** The proposed 2024-2025 budget was sent via email to all owners of record prior to the March HOA Board meeting. It will be voted on prior to the Annual Meeting in April.

**Re: Possible upcoming large expenses**

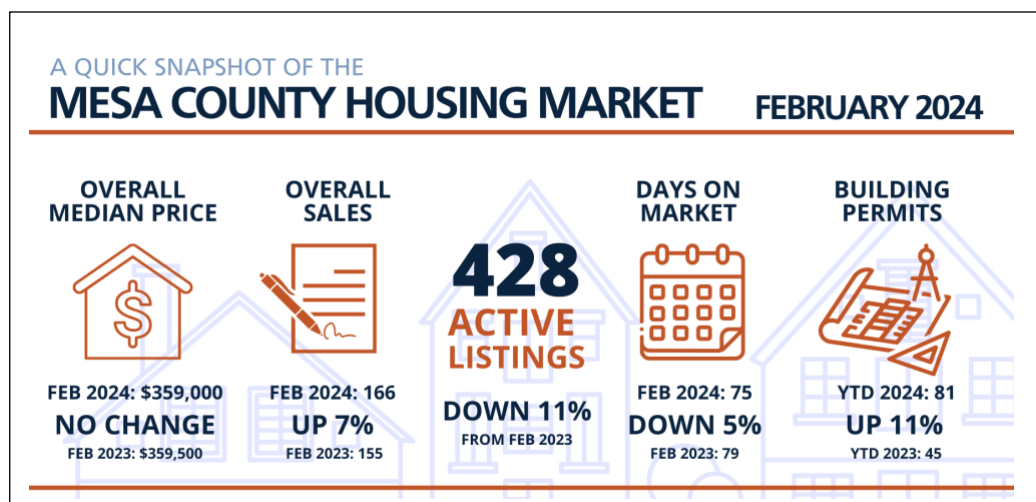
- WD Contract – increased ~5%
- Ditch (creek) maintenance of all culverts was added to the WD contract including weed mitigation. However, the culvert that goes under the canal is the responsibility of the City of Grand Junction and the Board will communicate with Trent Paul regarding when it has been cleaned out.
- Looking into the need for a civil engineer to evaluate the drainage areas in the common areas.
- Ash borer beetle mitigation as an ongoing project.
- Need for a weather-hardy permanent cover for the irrigation electronics (pump, controller, timer) at the west pond.
- Wall issue. The general consensus was for the large lot homeowners to get together and decide who has a problem with their section of the wall and who doesn't.
- The board approved \$5,000 to remove silt from the East pond to prevent damage to the pump.

## Bray Real Estate Report

Kevin Bray has sent this February 2024 Report of real estate activity in our area.

166 residential home sales were sold in February 2024- an increase of 7% from 2023, however 2024 year-to-date sales and volume are still lagging about 6% behind the same period for 2023. The gap between 2023 and 2024 closed significantly between January and February, though sales are still well below the high numbers of 2021 and 2022. Building permits are up 11% year-over-year, and although they are much lower than other years past, seeing them increasing despite the higher interest rates, and harder to find supplies, equipment, and labor is a good sign.

There are currently 428 residential homes on the market, a decrease of 11% over February of 23, but almost double what was active on the market in both 2021 and 2022. February showed a total of 2.6 months on inventory on the market, however, the inventory of homes under \$400k are still around 1 month of inventory. The higher end homes, \$750k-\$1M+, have much higher months of inventory, with only 7 homes total sold in that price range in February. The average days a home sat on the market before selling in February was 75, a decrease of 5% from the 79 in February of 2023. This decrease is not significant, but still shows that homes are closing just a bit quicker than this time last year. Median price is remaining right around \$359,000, with no change between 2023 and 2024.



*(Annual Meeting/Dues Increase, continued from Page 1)*

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## *Staying informed about HOA events*

Your HOA Board maintains a resident list with address, owner(s), renter (if applicable), email(s), and phone number(s). As this is a voluntarily submitted report, it is often incomplete with only a single email or phone for the residence, owner or renter, when in actuality there may be more than 1 owner/resident who wishes to receive updates, notices, and the very informative HOA News Flash. If you feel the information for your residence is not complete, please send an email to the attention of Kathy Moran via the Summer Hill email: [GJSummerHillHOA@gmail.com](mailto:GJSummerHillHOA@gmail.com).

## *New Board Member Candidates*

The Summer Hill HOA has three new candidates to be voted on at the Annual Meeting: Nancy Elwell, Elizabeth Rontino, and John Fleming. Returning Board Members on the ballot are Liz Beerman, Jean Gauley and Kathy Moran.

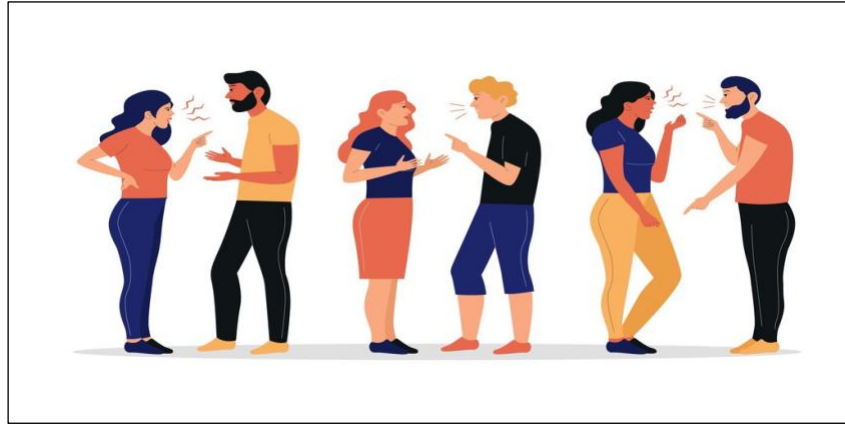
About three years ago, Nancy and her husband Gary moved to Grand Junction from Billings, Montana, and now live on Spring Crossing Road. Nancy was a middle school secretary before she retired. They have the dubious honor of having one of their trees attacked by beavers about a year ago! Nancy was the recorder for the last HOA Board Meeting, is a hard worker and promises to be a valuable member of the board.

Elizabeth Rontino lived in Grand Junction for 20 years in the 1980's and 90's. She retired from a career in Human Resources and prior to that, elementary education. After subsequently living in Montana and Utah, she returned to Grand Junction in 2021 to be closer to her son's family, including two granddaughters. Just prior to her return, she remarks that "I was fortunate to have friends who alerted me to a patio home in Summer Hill that had just come on the market, and which became my residence. I'm happy to be living in our lovely community and look forward to serving if I am elected to the board."

John Fleming and his wife Ingrid, moved from Denver Central Park neighborhood into a home on Meadow Crest Court about 2 years ago. John remarks that "Our neighbors are wonderful, the views of Mt. Garfield and the Mesa are lovely, and boy, is it quiet! I am offering my candidacy to become a new member of the Summer Hill HOA Board. If elected, I bring over eight years of HOA board experience from my time on the board at Central Park Rowhome HOA in Denver. Serving on a board is, for me, an important part of moving into a neighborhood, learning the neighborhood and the neighbor members. I'm planning to retire in June of 2024, at which time I will have the availability to most actively be a board member.

**Please remember to cast your ballot for the 2024-25 Board and the budget by April 1<sup>st</sup>, 2024.**





## *Policy for Conduct at Meetings*

The HOA Board is working on a policy to make board meetings run more efficiently at the same time providing a forum for input from attendees. The policy will focus on the following reminders:

- While the Board is conducting business, please do not interrupt the deliberations of the Board.
- Prior to the Board taking formal action on an issue (after a motion is made and seconded), a reasonable number of Owners will be allowed to speak for and against the issue.
- Do not speak until you are recognized by the Chair.
- Every Owner who wishes to speak will have an opportunity to speak one time during the Open Forum at the end of the meeting.

As a matter of courtesy to attendees, please observe the following:

- Be respectful of the fact that other Owners may wish to speak so do not monopolize the floor or take up unnecessary time.
- Please do not interrupt someone who is speaking.
- Please do not repeat issues that have already been addressed by someone else.
- Please refrain from personal attacks and be respectful of everyone in attendance.
- Please do not raise your voice or use profanity.

Prior to final acceptance of the policy, the Board will provide opportunities for input from the Owners.

# Your Dues at Work

From Jim Finlayson:

Below are the Problem Reports and Work Order Reports as of March 13, 2024. In addition, further on you will find a compilation of PR/WO/ER. For any of you who may be looking for the link to the Problem Report submission form, here's the link: <https://forms.gle/aQQs3AWVtwZtEvrK8>

Number of PR, ER, and WOs	: (Blank means OPEN)		
Neighborhood	Complete	On Hold	Grand Total
Autumn Brook Ct		2	2
Haven Hill Ct	1		1
Meadow Crest Ct		2	2
Spring Crossing Rd	1	4	5
Summer Bend Ct		1	1
Summer Hill HOA		1	1
<b>Grand Total</b>	<b>1</b>	<b>10</b>	<b>12</b>

Number of PR, ER, and WOs	Type					Grand Total
	Common Area Softscape	Irrigation	Ponds	Residential Softscape	Trees	
Autumn Brook Ct				2		2
Haven Hill Ct			1			1
Meadow Crest Ct	1			1		2
Spring Crossing Rd	1	1		2	1	5
Summer Bend Ct		1				1
Summer Hill HOA	1					1
<b>Grand Total</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>12</b>

## Four-Year Compilation of Problem, Work, and Emergency Reports by Neighborhood

Summer Hill HOA  
2020 - 2023 Problem Reports

Number	(All)																			
	Total PRs and WOs		Year 2020		2020 Total	2021			2021 Total	2022			2022 Total	2023			2023 Total	Grand Total		
Neighborhood	ER	PR	WO	ER	PR	WO	ER	PR	WO	ER	PR	WO	ER	PR	WO	ER	PR	WO		
Amber Spring Ct		14	13	1	4	7				2	3					3	1		4	48
Amber Spring Way	1		1		1					2						2	2		4	9
Autumn Brook Ct		7		1	9	4				7	2					5	1		6	36
Haven Crest Circle			3							2						2	1		3	8
Haven Hill Ct					1	2					2					1	1		2	7
Haven Hill Drive		6	2		1															9
N Haven Crest Ct			2																	2
S Haven Crest Ct	1	5	4		3	1						1				1			1	16
Lanai Dr		1	2			1						1							1	6
Meadow Crest Ct		6	2		2	7	2				7	4					3		3	33
Spring Crossing Rd	1	24	12		29	7				2	10	5				13	2		15	105
Summer Bend Ct	3	29	2		1	11	2			1	7	2				1	10	1	12	70
Summer Breeze Ct	1	14	6			7					1	1				4	1		5	35
Summer Crest Ct		22	3			15	2			1	15	4				8	2		10	72
Summer Hill Ct	13	37	11		15	37	9			1	18	13				2	32	1	35	189
Summer Sage Ct	1	14	3		2	7	1			1	2	4				1	12		13	48
Summer Vale Circle		22	10			10	4				7	4					3	2	5	62
Summer Hill Way	1	9	16			1	11				4	10				2	7		9	61
Summer Hill HOA	2	12	34			2	12					9				3	6		9	80
<b>Grand Total</b>	<b>24</b>	<b>222</b>	<b>126</b>	<b>372</b>	<b>22</b>	<b>145</b>	<b>65</b>	<b>232</b>	<b>6</b>	<b>84</b>	<b>65</b>	<b>155</b>	<b>5</b>	<b>104</b>	<b>28</b>	<b>137</b>			<b>896</b>	

ER - Emergency Report  
PR - Problem Report

### Four-Year Compilation of Problem, Work, and Emergency Reports by Type

Summerr Hill HOA 2020 - 2023 Problem Reports																	
Number of PRs and Wos Type of Report	Year															Grand Total	
	2020			2020 Total	2021			2021 Total	2022			2022 Total	2023				2023 Total
	ER	PR	WO		ER	PR	WO		ER	PR	WO		ER	PR	WO		
General		7	4	11		2	3	5		2	4	6		4		4	26
Major Projects			3	3		1		1		2		2		1		1	7
Irrigation	24	108	28	160	22	71	11	104	6	48	13	67	5	60	10	75	406
Turf		6	4	10		7	3	10		6		6		3		3	29
Weeds in Turf		1		1		1		1									2
Common Area Softscape		11	23	34		11	13	24		6	13	19		8	1	9	86
Weeds in Common Area Softscape		7	9	16		3	2	5		4	6	10		2		2	33
Residential Softscape		52	13	65		30	12	42		10	3	13		14	1	15	135
Weeds in Residential Softscape		4		4										2		2	6
Native		14	4	18		10		10		1		1		8		8	37
Weeds in Native		2	2	4			2	2		1		1		2		2	9
Ponds		8	15	23		1	8	9		2	8	10			2	2	44
Trees		2	15	17		8	10	18		2	13	15		1	13	14	64
Drainage Ditch			5	5			1	1		2	3	5					11
Snow Removal			1	1													1
<b>Grand Total</b>	<b>24</b>	<b>222</b>	<b>126</b>	<b>372</b>	<b>22</b>	<b>145</b>	<b>65</b>	<b>232</b>	<b>6</b>	<b>84</b>	<b>65</b>	<b>155</b>	<b>5</b>	<b>104</b>	<b>28</b>	<b>137</b>	<b>896</b>

ER - Emergency Report  
PR - Problem Report  
WO - Work Order

CALENDAR	
March 18	Annual Meeting Ballots mailed out
March 19	Vernal Equinox – Spring begins
March 31	Easter
April 1	Irrigation Canal opens
April 4	Deadline to cast ballot to vote for the HOA budget and 2024-25 Board members
April 11	HOA Annual Meeting – in person, at the Koinonia Center, 730 25 Rd, Grand Junction, CO 81505 at 6:30 P.M.
April 15	HOA irrigation resumes
May 23	HOA Spring BBQ sponsored by Bray

# Final Thoughts



*"In the spring, at the end of the day, you should smell like dirt!"*  
*"Spring unlocks the flowers to paint the laughing soil."*  
*"Spring: A lovely reminder of how beautiful change can be."*  
*"Now every field is clothed with grass, and every tree with leaves,  
 and the year assumes its gay attire."*

## HOA Board of Directors

*Liz Beerman*

*John Fleming*

*Jean Gauley*

*Kathy Moran*

*Elizabeth Rontino*

*Ken Stephenson*

**Summer Hill Subdivision Homeowners Association**  
**Budget to Actual April 1, 2023 through March 31, 2024**  
**Cash Basis**

	2023-2024 Annual Budget	2023-2024 Actual Apr-Mar	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	1,000	(500)	66.67%
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	3,051	2,951	3051%
<b>Total Cash Receipts</b>	<u>213,158</u>	<u>215,645</u>	<u>2,487</u>	<u>101.17%</u>
<b>Expenses</b>				
WD Yards contract			-	
Irrigation - per contract	11,100	11,183	83	100.75%
Turf - per contract	62,625	62,975	350	100.56%
Softscape - per contract	36,846	36,263	(583)	98.42%
Native Grasses/Pathways - per contract	6,820	6,820	-	100.00%
Ponds - per contract	5,650	6,550	900	115.93%
Tree Maintenance - per contract	4,987	4,987	-	100.00%
Total WD Yards contract	<u>128,028</u>	<u>128,778</u>	<u>750</u>	<u>100.59%</u>
Other maintenance expenses				
Irrigation - non routine	25,000	35,234	10,234	140.94%
Turf - non routine	1,520	-	(1,520)	0.00%
Tree Maintenance - non routine	2,600	2,525	(75)	97.12%
Miscellaneous Maintenance	3,650	1,491	(2,159)	40.85%
Major projects (Ditch work)	10,000	16,800	6,800	168.00%
Winter Work (upper West pond fill in, trim large cottonwood, east pond silt removal)	5,500	9,600	4,100	174.55%
Irrigation Water	2,400	2,034	(366)	84.75%
Snow Removal	1,500	300	(1,200)	20.00%
Utilities	9,800	7,888	(1,912)	80.49%
Softscape - non routine	3,250	1,250	(2,000)	38.46%
Ponds - non routine	2,000	340	(1,660)	17.00%
Ditch Maintenance	2,846		(2,846)	0.00%
Total Other maintenance expenses	<u>70,066</u>	<u>77,462</u>	<u>7,396</u>	<u>110.56%</u>
Administration				
Board education and training	500	-		0.00%
Website design and expenses	100	22	(78)	22.00%
Insurance	1,800	1,490	(310)	82.78%
Professional Fees	2,500	1,220	(1,280)	48.80%
Office expense/postage/annual mtg/state registration	1,500	1,752	252	116.80%
Income Taxes (paid on interest income from bank)	-	182	182	
Total Administration	<u>6,400</u>	<u>4,666</u>	<u>(1,234)</u>	<u>72.91%</u>
<b>TOTAL EXPENSES</b>	<u>204,494</u>	<u>210,906</u>	<u>6,912</u>	<u>103.14%</u>
<b>CASH RECEIPTS LESS CASH EXPENSES</b>	8,664	4,739		
Beginning of Year Cash Balance		<u>92,743</u>		
<b>Cash Balance as of March 31, 2024</b>		<u><b>\$ 97,482</b></u>		
<b>CHECKING ACCT BALANCE</b>		(1,296)		
<b>SAVINGS ACCT BALANCE</b>		28,778		
<b>RESERVE ACCT BALANCE</b>		70,000		
<b>TOTAL CASH AS OF MARCH 31, 2024</b>		<u><b>\$ 97,482</b></u>		