

**SUMMER GLEN ESTATES NEWSLETTER**

*April 5, 2007*

***AN IMPORTANT MESSAGE FROM OUR HOME OWNERS ASSOCIATION BOARD OF DIRECTORS***

Dear Summer Glen Neighbor,

This is a letter that your Board dislikes very much to have to write to you. If you recall, in the March newsletter, we made reference to the fact that lawn watering this growing season would be a very serious concern for several reasons.

1. Our *major* water source through Donala Water is deep-water wells and the aquifer is decreasing at an alarming rate.
2. Donala is undertaking strong action to conserve the existing water resources until another source of water can be found and brought on line.

We have been alerted to Donala taking drastic actions to conserve our water supply through several sources.

1. *First was a January article in The Colorado Springs Gazette*, which was followed by information included in inserts to our monthly bills. The basic information disclosed in these sources was that Donala would be raising water rates dramatically for large users. Summer Glen Estates is one of those large users.
2. *This was followed by the announcement that all Donala users would be subject to stringent watering restrictions.* Your Board contacted Donala to gain an understanding of how this information would apply to Summer Glen Estates. We have discovered that if we make no change to our watering configuration our bill will increase to approximately \$23,000 for this season. We were also told that the watering restrictions will call for watering only 2 times per week from the hours of 9:00 p.m. to 6:00 a.m. only. Given the capacity of our irrigation system and the amount of grass to be watered, we cannot adequately water our current grass areas in the time permitted to us by Donala. We as a Board believe action must be taken immediately to solve this dilemma.

We are proposing that a significant portion of our grass area be removed, thus reducing the amount of water needed to maintain the remaining grass. This would also permit the remaining grass areas to be adequately watered within the projected restrictions. We have solicited bids from three companies to

1. Remove certain grass areas,
2. Modify the sprinkler system in those areas,
3. Put down fabric and,
4. Cover those areas with decorative rock matching the decorative rock we currently have in place.

The grass areas to be removed would be

1. All of the grass outside of the East and South wall to our community along Falcon Nest Loop.
2. All of the grass between the homes on all three of our streets, leaving the lawn area in front of all of the homes in the community.
3. The grass areas behind the homes on Summer Glen Grove and Secret Glen Grove would be removed as well.
4. We would remove the grass areas at the very south end of Secret Glen Grove and at the very north end of Summer Glen Grove and Secret Glen Grove.

These bids ranged from \$69,000 to over \$100,000. We are recommending to you the lowest of the bids.

If you approve our recommendation it will mean an assessment for each homeowner of \$600.00. Your assessment will be due with your June Home Owners Association fee payment. If you require an additional month you may pay your second portion in July. We recommend that the additional \$24,000 needed will be taken from our reserve account. If we do not remove sod, our budget will take an approximate \$8,000 hit this year, which will have to be taken from the reserve account. This amount (\$8,000) or even greater would continue indefinitely each year until the problem is corrected.

The company doing the work plans to complete the job in two to four weeks from the beginning of the project.

Your Summer Glen Estates Home Owners Association Board of Directors has included some information in this letter that guided us in this difficult decision.

*Fred Reichert*  
*President*

### ***Information***

1. Our 2007 budget for water is \$15,000.
2. We spent \$18,618.82 in 2006.
3. If we use the same amount of water in 2007 our water bill will be approximately \$23,000 due to the rate increases. That would be approximately \$8,000 over our budget. The most we can raise our Home Owners Association fees next year is 10% or \$17.50 a month, (\$192.50 annually) which would raise an additional \$15,750 for the 2008 budget. Another 10% increase the following year (2009) would put our monthly fees at \$212.05 and still not solve our long-term problem.
4. Water restriction by Donala will be put in place June 1, 2007.
  - a. We can water only two days a week.

- b. We can water only from 9 p.m. to 6 a.m. This means that we would have only 9 hours of watering time for all of the current zones. That is 1,800 minutes for all zones. We do not believe this is enough time to maintain an acceptable appearance for our lawns.

We would like to have a lush lawn for our community. We believe that a verdant lawn would be attractive to potential buyers and protect the value of our homes, however, with the restrictions that will be placed on us, this appears to be out of the question.

We believe that an attractive mix of green lawn and decorative rock will be more attractive to potential buyers than a poorly kept lawn.

We also believe that we should be concerned about the conservation of our natural resources. The water shortage facing us is not an insignificant problem. It is a problem that we must do our part to solve.

It is necessary for 51 homeowners to approve our recommendation for a special assessment of \$600 per residence to do what we feel needs to be done. This recommendation will be discussed May 8, 2007 at our regularly scheduled Board meeting at *The Gathering Ministry Center 16275 Kingswood Dr. Colorado Springs. The meeting starts with our regular 4 PM Forum meeting.*

The proper notification and a proxy letter are included in this communication to you. All we ask is that you carefully consider this recommendation and make your wish known. **WE EXPECT EACH HOMEOWNER TO EXPRESS THEIR DECISION ON THIS VITAL QUESTION.**

*Feel free to contact any of your board members for more information.*

**CONTACT INFORMATION**

*Board of Directors*

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**PROPERTY MANAGEMENT:** *If you are not sure about whom to call or how to handle a problem, you can contact Z & R at (719) 594-0506. This number also works after hours for Association-related emergencies such as fires, floods, etc. Please call 911 for emergencies such as fires and break-ins, etc. Your managers are Darren Burns ([Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)) and Kerry Cantrell ([Kerry@zandrmgmt.com](mailto:Kerry@zandrmgmt.com)).*

**Summer Glen Estates Owners Association, Inc.**

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**IMPORTANT NOTICE- PLEASE READ**

April 5, 2007

**Re: Special Assessment Vote**

Dear Summer Glen Homeowner:

I am writing today as official notification of the upcoming vote that will be taking place regarding a possible Special Assessment.

Attached is a letter from the Board President explaining the specifics of the need for the Assessment. Included also is a blank Proxy for you to use if you cannot attend the meeting.

The meeting date and time are:

May 8, 2007 4PM  
The Gathering Ministry Center  
16275 Kingswood Dr.  
Colorado Springs.

At the Direction of the Board of Directors,  
Summer Glen Estates OA, Inc.

Kerry Cantrell  
Property Manager

cc: Board of Directors