

FEBRUARY 2010 Newsletter

As a community, to insure fairness and respect, it is imperative that everyone abides by the HOA Rules and Regulations. Since the Board has been notified of recent non-compliance issues, we want to make sure that everyone is aware of what is the expected behavior of our home owners and renters in respect to pets and parking. Our rules and regulations must be adhered to or fines and penalties will be administered to prevent any further non-compliance occurrences.

Rules & Regulations Pertaining to Pets

Unfortunately, there are some dog owners who are not picking up after their dogs either in front of their own homes or on "common areas," (such as the large grassy areas, sidewalks, driveways, and streets) as they walk their dogs around our community. Within our community all areas, other than the footprint of our homes, are designated as "common areas." It is very inconsiderate and disrespectful toward other residents in the community to not pick up after your dog. We want everyone to enjoy and be proud of living in Summer Glen Estates. Please do your part in making that a reality for all.

Please refer to the following written **Rules & Regulations**:

Section VII, Restrictions, Item 4. "If a pet defecates on walks, driveways, lawns or other Common Areas, the Owner or the accompanying responsible person must immediately remove the droppings. No pet shall be allowed to damage the grass, trees, shrubs or any other portion of the Common Areas."

Item 7, Owner's Responsibilities, Paragraph a. " The owner of any pet shall assume any and all liability for the pet and its compliance with the Declaration, these Rules and any future rules adopted by the Board."

Item 7, Owner's Responsibilities, Paragraph c. "The owner of a pet agrees that the Association has authority to revoke the right of the occupant to house a pet."

Additional sections of interest regarding pets in our **Rules & Regulations**:

Section VII, Restrictions, Item 1. "No more than two (2) cats or two (2) dogs, or one (1) cat and one (1) dog shall be permitted as household pets at any lot. There is a weight limitation of thirty-five (35) pounds per pet. The owner may be required to obtain certification from a veterinarian that the mature weight of a pet will not exceed this limit.

Section VII, Restrictions, Item 3. "No pet shall be permitted to run loose around the buildings or grounds. No pet shall be chained or tethered outside any unit or otherwise left unattended. When outside the residence (including the deck area), pets must be on a physical leash in the hands of the owner or responsible person. Electronic training collars are not acceptable "leashes".

Also refer to Items 2, 5 and 6 that are not quoted here.

Rules & Regulations Pertaining to Parking

To those residents that are allowing guests to park on the community streets which by code are defined as Fire Lanes.

Please refer to the following written **Rules & Regulations**:

Section VII RESTRICTIONS:

Item H. Traffic, Vehicle Parking and Storage: Paragraph 2 e. No unattended vehicle shall block fire lanes, restricted areas or resident access. Any vehicle blocking a fire lane, parked in a “No Parking” area or otherwise parked in violation of the Declaration, the Rules (which define our streets as fire lanes) Fire District requirements or posing a threat to the safety of the Property or Owners, may as provided by law be towed without further notice. Vehicle Owners in violation of these requirements, assume the risk and liability for all fines, towing costs, and attorney or other fees incurred.

THE BOARD INTENDS TO CLEARLY ENFORCE ALL THE RULES AND REGULATIONS FOR THE BETTERMENT OF THIS COMMUNITY.

Other Items of Interest

RECYCLING:

One of our owners contacted the Board in regard to recycling: Here is Kerry Cantrell’s answer:

The basic plan remains the same as the last time I checked. Small bins for each participating resident, with an additional \$5 per door charge. In the past, Bestway required that 10% of all residents participate, and the management company needed to administer the program, collect the fees separately, pay Bestway on a separate invoice and ensure that the 10% remain in participation at all times. Unfortunately, they recently upped the minimum requirement to 50% of all units in order to be eligible. The program is pretty prohibitive.

CONTACT INFORMATION:

BOARD OF DIRECTORS:

P. Ralph Nussbaum(2010)	14444 Peaceful Glen Grv. 481-9065	ralph_sge@msn.com
VP. Lisa Heastan(2010)	14432 Summer Glen Grv. 481-5752	heastansprings@msn.com
S. Myrna Whitfield(2011)	14378 Secret Glen Grv. 487-9060	whitfield_89@msn.com
AL. Dick LaRue (2010)	14354 Summer Glen Grv.488-6892	dicklarue@aol.com
AL. Steve White (2011)	14378 Summer Glen Grv.488-8469	whitehouse1@q.com

For updated HOA information contact our website at www.summerglenestatesoa.com
If you have any suggestions for the Webmaster, contact Ralph Nussbaum at Ralph_sge@msn.com. The latest HOA information will be available on the website.

PROPERTY MANAGEMENT: If you are not sure 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. Your managers are Kerry Cantrell (Kerry@zandrmgmt.com) and Darren Burns (Darren@zandrmgmt.com).