

**SUMMER GLEN ESTATES NEWSLETTER**  
**JULY 18 2007**

*From Our President*

Dear Summer Glen Neighbor:

We find ourselves in the middle of summer. We are not confined to our home because of cold weather. We see more and more people out walking, stopping to talk with neighbors in the community. My wife Erika and I were talking a few days ago about how we could find a way to get neighbors together so we could get to know each other better. She suggested that perhaps a time could be found where we might gather at the gazebo area with light snacks and just sit and talk together. This idea was presented to my fellow Board members and all are in agreement that we should give this kind of get-together a try. So, on **SATURDAY, AUGUST 25<sup>th</sup> AT 5:00 P.M. COME TO THE GAZEBO FOR A NEIGHBORHOOD MEET AND GREET.** Please bring with you your own drinks, a "munchie" for 15 and your lawn chair. Please mark your calendar and come. *Let's get to know each other better.*

Our sod-reduction project is completed. The irrigation system was fine tuned by Unlimited Landscape. Over the past two days we have received about an inch of beautiful rain. As summer moves into its last half, we will continue to monitor lawn care practices so that the look of our community will be pleasing to all. Sometime in the latter part of August, the Board will meet with Kerry at Z&R to update and make more specific the contract provisions when our lawn maintenance contract goes out to bid for next season. We expect our community to be a show place for visitors and ourselves.

I know everyone is interested to know whether we have been successful in reducing water costs. In comparing these costs from 2006 to 2007, they were much reduced in April and May '07 compared to '06 due to the fact of the requirements of the sod-removal project. Our water bill in June gives us a better sense of what is really happening with water cost. Our water bill in June '06 was \$3,550.75, while we were billed \$2,131.98 for June'07 water. I find this figure encouraging.

At the Board meeting on July 11, the Board asked Kerry Cantrell of Z&R to seek proposals regarding the possible installation over the next few years of Xeriscaping in the areas recently converted to decorative stone. We hope to have some specific information to share at the September meeting. We will be seeking reactions and suggestions from owners as this project is being planned for possible future implementation.

Will close for now. I hope all of you enjoy the remainder of the summer.

*Fred Reichert*  
*President*

*It is the responsibility of your Summer Glen Estates Home Owners Association Board of Directors to call attention to the rules and regulations of our Home Owners Association. We want to call your attention to Declaration VII RESTRICTIONS.*

**VII. A. Leases/Rental Units:** No Units shall be leased for less than six (6) months. Short term, hotel type leases or sub-leasing are not allowed. Any lease agreement between an Owner and a tenant shall provide that the terms of such lease shall be subject in all respects to the provisions of the Declaration, the Articles of Incorporation, Bylaws of the Association, and the Rules. *Failure by the tenant to comply with the terms and provisions of these documents shall be a default under the lease. All leases must be written and copies must be provided to the Association/Property Management.* Violations of the Governing Documents shall be grounds for eviction. **Owners shall be required to provide written documents that their tenants have received copies of the declaration and the rules. Failure to provide this document shall subject the owner to fines.**

*We ask all renters and landlords to honor this portion of our Rules and Regulations.*

## CONTACT INFORMATION

### *Board of Directors*

P: Fred Reichert (2008) 14348 Summer Glen Grv. 487-0018 [erfrei1@mindspring.com](mailto:erfrei1@mindspring.com)  
VP: Ralph Nussbaum (2008) 14444 Peaceful Glen Grv. 481-9065 [ralph\\_sge@msn.com](mailto:ralph_sge@msn.com)  
S: Jack Johnson (2007) 14348 Peaceful Glen Grv. 481-3211 [drjackb@earthlink.net](mailto:drjackb@earthlink.net)  
T: Harvey Heastan (2007) 14432 Summer Glen Grv. 481-5752 [hhheastan@msn.com](mailto:hhheastan@msn.com)  
AL: Peter Pasquale (2008) 14342 Peaceful Glen Grv. 487-9755 [iolanpete@netzero.net](mailto:iolanpete@netzero.net)

***For updated HOA information contact our website at [www.summerglenestatesoa.com](http://www.summerglenestatesoa.com). If you have any suggestions for the Webmaster, contact Ralph Nussbaum at [ralph\\_sge@msn.com](mailto:ralph_sge@msn.com). The latest HOA information will be available on the website.***

**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)).*