

# **SUMMER GLEN ESTATES NEWSLETTER**

## **NOVEMBER 23, 2007**

### *2007 Yearly Report from our President*

Dear Summer Glen Estates Neighbor.

This past year has been a busy and productive year for our community and for this Board. I must begin by thanking my fellow Board members, Harvey Heastan, Jack Johnson, Ralph Nussbaum, and Pete Pasquale for the time and effort they spend in helping to make our community an even better place to live. I thank, also, our representative from Z & R Property Management, Kerry Cantrell, who has acted as our liaison, researcher and overall problem-solver as this year has passed. Two of our Board members are due special recognition as they end their tenure on the Board at the end of tonight's annual meeting. Harvey Heastan has been a valuable member of this Board for 4 years now. His work as our Treasurer has been so beneficial to our HOA. Jack Johnson is completing his 2<sup>nd</sup> year on the Board. He has done extremely good work as our Secretary and in keeping us all informed through his well-done newsletters. These two men will be deeply missed as we move on after this evening. Also, on behalf of our community I thank The Gleneagle Golf Club for the free use of their beautiful facility for our meetings today.

Next, on behalf of our community's residents I want to thank all who worked and contributed to the planting and maintaining of the entryway flower beds, especially Myrna Whitfield and Erika Reichert. Through the growing months, these flower beds help set a positive tone for our community as both our neighbors and visitors enter the community.

Finally, on behalf of our community, I thank Scott Hightower who has spent considerable time in research and in contact with El Paso County to improve the appearance of the Struthers Road area. I also thank Dick Butler for the research work he did relative to the sod removal project last spring. And, I thank Jim Schumacher for his shovel work during our snowy periods which helps to make our community safer and these thanks extend to all of you others here in the community who do those little things to make life nicer for us all here in Summer Glen Estates.

#### Now a list of things accomplished during this past Year:

--In late October the work authorized and funded by Executive Custom Homes (Gary Erickson) was completed. As this work was done, many repairs were accomplished on assorted guttering and roofing problems in our community. In addition, stucco repairs were made to 35 units where structural stucco problems existed. I must thank John Whitfield for his help and mentoring as that project was completed over the summer.

--An opportunity was created for owners who wished to do so, to have their attics inspected. As a result of findings during these inspections, arrangements were made for a person to properly route those vent pipes needed to be vented outside. Over 25 owners took advantage of this program.

--In order to reduce water costs and to reduce the amount of water used here in the community to irrigate grass, a 40%+ reduction of the sodded area and its related irrigation system was proposed to owners in May. The proposal was approved and the project was completed by the middle of June. The Board also negotiated a reduction in water rates with The Donala Water and Sanitation District for the community. As a result of these efforts, water costs were \$9300 less than a year ago.

--The entire remaining irrigation system was then tuned and defective sprinkler heads replaced and re-aimed, resulting in more effective watering of the lawn areas in the community.

--Significant stucco repairs were authorized and made to the exterior wall which surrounds the community.

--The specifications for the Summer Glen Estates maintenance contract were rewritten. This new and more specific language will be presented to maintenance contract bidders in December of 2007 for the contract to be implemented in April of 2008.

--A change in trash collection vendors from Waste Management to Bestway Disposal was authorized and implemented.

--Two electronic loops at the main gates were installed, repairing two that had failed.

--The annual sump pump inspection was carried out this past spring and several defective pumps were replaced.

--The entire Board met in October with Kerry Cantrell and Darren Burns of Z & R Property Management to discuss and develop our 2008 budget.

--The Board authorized that HOA fees for 2008 remain at \$175.00 per month.

--Monthly newsletters were developed and distributed with over 20 residents retrieving their letter through our web-site.

--Through the stellar efforts of John and Myrna Whitfield, Pete and Lola Pasquale, and Erika Reichert, a very successful "Meet and Greet" pot-luck was held at the gazebo in late August. Over 50 residents attended. The consensus is that this must become an annual event and that more events such as this be held throughout the year.

--The Summer Glen Estates Owners Association became a member in early November of NEPCO (Northern El Paso County Owners), a consortium of homeowners associations here in northern part of El Paso County. This membership will give us more needed information relevant to HOAs in this area and greater influence with the El Paso County Commissioners and other local political entities in future years.

--The annual audit was completed with no irregularities noted.

**Fred Reichert**  
**President**

	BUDGET 2008
<b>OPERATING INCOME:</b>	
DUES (2008) \$175 per month	\$157,500
SPEC. ASSESS/REMOTES	50
INTEREST INCOME	30
FINES/MISC.	0
LATE FEES - NSF CHARGES	100
<b>GROSS INCOME:</b>	<b>\$157,680</b>
<b>OPERATING EXPENSES:</b>	
ACCOUNTING FEES	\$ 1,300
ADMINISTRATION COST	2,000
CONCRETE REPAIR	0
ELECTRIC	300
FENCE/WALL REPAIR	1,000
GENERAL MAINTENANCE	2,000
GUTTER REPAIR	2,000
INSURANCE PROPERTY/LIABILITY	33,000
INSURANCE - WORKER'S COMP.	350
LANDSCAPING	6,500
LAWN CONTRACT	15,000
LEGAL EXPENSE	500
LEGAL REIMBURSEMENT	0
LIGHT MAINTENANCE	1,000
MANAGEMENT FEE	14,400
MISC	0
PAINTING	500
PEST CONTROL	500
PLUMBING	0
ROOF REPAIR	5,000
SECURITY GATE MAINTENANCE	2,500
SIGN REPAIR/REPLACE	240
SNOW REMOVAL	7,500
SPRINKLER REPAIR	2,500
STREET REPAIR/SWEEP	200
STUCCO REPAIR	7,000
SUMP PUMP REPAIR/MAINTENANCE	500
TAXES FED/STATE	0
TELEPHONE	600
TRASH	10,800
TREE MAINTENANCE	2,000
WATER	11,000
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$130,190</b>
<b>RESERVE ALLOCATIONS:</b>	<b>\$ 27,490</b>
<b>TOTAL OPS &amp; RESERVE EXPENSES:</b>	<b>\$157,680</b>
<b>SURPLUS (SHORTAGE):</b>	0
<b>PER UNIT/MONTH:</b>	0

Highlights of the Summer Glen Estates November 13, 2007 Board Meeting:

**Open Forum Began at 4:00 PM:**

Since there was no discussion the Board entered into their Board session.

**Board Meeting:**

Present were Fred Reichert, Ralph Nussbaum, Peter Pasquale, Jack Johnson, Harvey Heastan and Kerry Cantrell.

Kerry Cantrell distributed the Monthly Financial Report and discussed it with those present. It was again noted that we have significant savings in water. The Board received the Financial Report.

- The Board approved the 2008 Budget in the amount of \$157,680.

A discussion was held about our property line and our responsibilities for the corner of Falcon Nest Loop and Struthers. Even though that is not Summer Glen Estates property at the corner, the HOA will maintain it for now to keep it looking nice.

- The Board discussed the lawn/snow removal maintenance contract with a brief review of the new specifications and then asked Kerry Cantrell to begin receiving bids from vendors starting in December for the maintenance contract year beginning April 1, 2008. The Board also asked Kerry to keep them informed of progress in this process.

**Annual Board Meeting:**

It was determined that the HOA had a quorum and the Annual Board Meeting was held. The names of the three candidates Matt Grubestic, Lisa Heastan, and Myrna Whitfield were presented. The election determined Matt Grubestic and Myrna Whitfield would fill the two vacancies on the Board.

The annual board meeting was adjourned and the new Board met briefing after the election to determine the officers and to exchange email addresses and telephone numbers.

**Thank You:**

Thanks to all our neighbors who voted for us. We appreciate your confidence. Your New Board Members Matt Grubestic, Treasurer and Myrna Whitfield, Secretary.

**Newsletters:**

The Board would like for you to get your newsletters from the web site listed below or send us your email address so that we can email you the newsletter. It would save the cost on sending out newsletters by regular mail.

**CONTACT INFORMATION**

**Board of Directors:**

<b>P:</b> Fred Reichert	(2008) 14348 Summer Glen Grv.	487-0018	erfrrei@mindspring.com
<b>VP:</b> Ralph Nussbaum	(2008) 14444 Peaceful Glen Grv.	481-9065	ralph_sge@msn.com
<b>S:</b> Myrna Whitfield	(2009) 14378 Secret Glen Grv.	487-9060	whitfield_89@msn.com
<b>T:</b> Matt Grubestic	(2009) 14390 Peaceful Glen Grv.	481-5752	roman3932@msn.com
<b>AL:</b> Peter Pasquale	(2008) 14342 Peaceful Glen Grv.	487-9755	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.

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If you need a tall, really tall ladder, talk to Peter Pasquale 14342 Peaceful, 487-9755. He will be happy to loan it to you.

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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)).