

SUMMER GLEN ESTATES NEWSLETTER

March 20, 2007

From Our President

Dear Fellow Summer Glen Estates Residents:

As spring and summer approaches, our community is faced with a serious dilemma. Soon the grass will green and we will bring the sprinkler system on line for another season. However, some things are different this year from past years. We have all been informed through a billing insert from the Donala Water and Sanitation District, our water company, that they will raise their rates considerably for large users this year. Last year our community spent over \$15,000 to water our grass during the growing season.

The Colorado Springs Gazette has printed several articles since January describing water supply concerns for our area. A front-page lead article on March 18th said, "...clear indications point to a limit to nature's bounty, that the water beneath our feet eventually won't wet every mouth." An earlier article quoted Donala Water and Sanitation District as saying their customers would be subject to a 3 day per week water restriction schedule. While we have yet to be notified of the details of such restrictions, we know they will apply to us.

Putting all these factors together, it is clear to your Board that something must be done. It is our belief we must reduce the area we water by a significant amount. Presently, we are soliciting bids to remove sod and the irrigation system connected to it and replacing it with decorative stones by as much as 50%. The problem is how to fund this imminent project. The Board will be looking at options over the next several weeks. It is our plan to present our proposed solution to you at the May meeting. Please anticipate a mailing with this information coming to you soon. Please, also, check our website (www.summerglenestatesoa.com) for periodic updates. As Board members, we know that everyone wants a beautiful environment in our community, maintained at a reasonable cost, while managing our precious water resources responsibly.

Several owners have expressed frustration to me that the South gate sometimes does not respond to their remote openers. On March 13th the person who maintains our gate system examined the electronic box, which operates that gate. He made some minor adjustments to the apparatus and to the antenna but could find nothing indicating a major problem. He suggested if you have a continuing problem with your remote opener operating the South gate, you change out the batteries in the opener. Even a slight reduction in power can cause problems in opening the gate. He also suggested that over time the opener can lose effectiveness and that getting a new opener might be needed. These devices can be obtained at Z & R should you believe you need a new remote opener. In the event you need a remote opener *re-programmed*, please let me know and I will make arrangements with John Whitfield to get that taken care of for you.

You are aware that owners were offered the opportunity recently to have an attic inspection done. 33 of our owners asked for the service to be done. One of the problems discovered in all of the attics inspected is that the three bathroom vents stop in the attic and are not vented to the outside. The dryer vent, however, is vented to the exterior of the home in all cases. The fact these vents are vented into the attic was the El Paso County code at the time our homes were built. About six months ago the code has changed, so now all such vents are to be vented to the outside. We have procured the services of DAVE LITTLEFIELD OF ACCENT HEATING AND PLUMBING TO

HOOK UP THESE VENTS TO THE OUTSIDE. In the process of doing his work, he will insulate the last 4 feet of each vent so that condensation should not happen in the future. HE WILL CHARGE EACH OWNER WANTING THE WORK DONE \$125.00 FOR COMPLETING THIS TASK. If you want your bathroom vents vented outside, please call Kerry Cantrell (594-0506) at Z & R to schedule this work for you. At completion of the work, you are asked to pay Mr. Littlefield.

Finally, a good deal of stuccowork was begun last fall, funded by our builder, Executive Custom Homes. John Whitfield and I will be meeting with our Executive Custom Homes contact in very early April to get this project underway once more. The list of work yet to be done is extensive. We hope this job can be completed by the end of June to mid-July.

Fred Reichert
President

INSURANCE STUDY

Mr. Mark O'Donnell, our Home Owners Association, insurance agent will be present at our May meeting to discuss the Home Owners Association's insurance policy and the individual needs of each home owner's policy. You are strongly encouraged to be present at this information session.

POSSIBLE SOD REPLACEMENT

Your Home Owners Association board of directors will report on their suggestions for the solution of our water conservation and landscape changes in the May Board Meeting. You are strongly encouraged to be present for this important meeting.

CONTACT INFORMATION

Board of Directors

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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.

We presently have 25 homes on our electronic delivery system for our Newsletter. If you would like to be included on the e-mail delivery list, send your e-mail address to Jack Johnson at drjackb@earthlink.net. This also allows us to get quick information directly to you.

The next Board Meeting is May 8th, at the firehouse. Your participation in all our Board Meetings is vital to good management. If you need directions or a ride call Jack Johnson 481.3211

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) and Kerry Cantrell (Kerry@zandrmgmt.com).*