

SUMMER GLEN ESTATES NEWSLETTER JANUARY 10, 2008

Letter from our President

Dear Summer Glen Estates Neighbor...

First of all, on behalf of our Association's Board of Directors, we wish you a very Happy and Prosperous New Year. We sincerely hope this year is full of good things for each and every one of you. At the same time, I urge each of you, if you have not already done so, that if you have an e-mail address, please share it with Myrna Whitfield so that you can receive your copy of the newsletter electronically, saving the HOA the cost of mailing a copy to you. Be reminded as well, the newsletter appears on our web-site each time it is published. Meeting minutes can also be found on the web-site.

Our January Board Meeting was held on January 8. In spite of a clear, cold and snow-covered late afternoon, there was a very good turnout. Here is some of what happened in that meeting. Z&R is making arrangements for our annual audit so that we can be certain that our "books" are in order. We completed the process of naming a landscape and maintenance company for the contract year beginning on April 1. Three companies submitted bids and after Board consideration and discussion, our current company, Unlimited Landscape Service, was given another year's contract. Their bid drew heavily upon the specifications the Board had recently completed and was \$2600.00 less than a year ago. We are pleased with the process just followed and believe we will be able to work closely with Unlimited as they work here in our community. We further believe we have a basis upon which to have our expectations met for their future performance.

Following through on Board discussions of last fall, a resident committee was named and formed to look into developing a plan for adding some xeriscaping to our community to be located in some of the areas converted from turf to rock last summer. Members of the committee are Pete Pasquale, Chairperson, Myrna Whitfield, Marilyn LaRue, Karol Johnson, Matt Grubestic, and Jack Johnson. Their charge is to develop a xeriscape plan for the designated areas, working with Kerry Cantrell of Z&R, and appropriate landscapers/nurseries in putting this plan together. As noted in the 2008 budget, they will have a budgeted amount of \$6000.00 to fully implement the design they are suggesting. The committee has been asked to present the plan to The Board at the May 13 Board meeting for approval. Once approved, the plan will be implemented in the late spring and early summer of this year.

As you may or may not know, I have been monitoring the exterior lights for our community for the past seven years. As the new compact florescent technology has

developed, we have been using these types of bulbs in the flag lighting, the illumination at the mailboxes, and the illumination of the sign at Struthers and Falcons Nest Loop. These bulbs have been in use for almost three years without having to be replaced. What we had not been able to locate is this type of "green" bulb with a small base to be used in the fixtures outside of each of our homes. Recently, Pete Pasquale found these bulbs at Sam's Club and Wal-Mart. Several months ago, this type of bulb was "test-installed" at Pete's residence and at mine. They have worked just fine since. The Board has determined it is time to replace the current 25 watt bulbs we use with these newer technology 9 watt bulbs which we believe will last from 3-5 years, instead of the 1-5 month life the bulbs we currently use. This will result in future savings for the community, as well as a saving to you, since energy consumption will be reduced from 100 watts per address to 36 watts, with comparable light output. The bulbs are on order from Sam's Club at a cost of about \$3.75 per bulb and upon arrival in the near future will be immediately installed.

Concerning snow removal, we have been following a general guideline of requesting service when approximately 2-3 inches of snow has fallen. We are very concerned about the safety of our residents, so even though our snow events this winter have not been large, we want to have snow moved so we can avoid as much ice buildup and snow buildup on our streets, drives and walkways. It is my belief that safety must trump cost. As the weather warms there may be times when, after a snowfall, we will decide for a melt rather than removal in a snow of 1-2 inches, if we can feel assured that a rapid warm-up will occur. I hope this helps you to understand our strategy for snow removal here in Summer Glen Estates. We also plan to open our gates during times when we have a snowfall of greater than 2-3 inches in order to reduce the maintenance costs for our gate system. These gates do not have an automatic override when they are blocked open by snow. As a result, we must intervene manually to keep gate motors from overheating.

Wishing you a safe and enjoyable January and February.

Fred Reichert

President, Summer Glen Estates Owners Association

Highlights of the Summer Glen Estates January 8, 2008 Board Meeting:

▪ **OPEN FORUM:**

There was some discussion about the costs of the xeriscaping, snow removal and about building up our reserves.

▪ **BOARD MEETING:**

Present were Fred Reichert, Ralph Nussbaum, Peter Pasquale, Matt Grubestic, Myrna Whitfield and Kerry Cantrell.

Previous minutes were approved as presented.

Kerry presented the December 2007 financial report and explained the variances between the Year-to-Date Actuals and the Year-to-Date Budget. The financials were approved subject to final audit.

Mountain High Tree Care contract was presented and discussed. The Board approved and signed the contract except for deep root watering for December 2008. That will be decided later.

Kerry has requested our annual audit.

Three companies that bid on the landscape maintenance/snow removal contract effective April 1, 2008 were Top of the Peak, Terranomics, and Unlimited Landscape Services. After discussion, the board accepted the bid of Unlimited Landscape Services.

The xeriscape committee was chosen and given their charge.

The Board reported that they have ordered new CFL bulbs to replace the current type of bulbs in the exterior light fixtures and that should result in a savings for the community.

▪ **MARCH MEETING:**

The March 11th, 2008 meeting will be held at the 4 PM at The Sun Hills Fire Station, 15000 Sun Hills Road.

▪ **REMINDER ABOUT PARKING:**

The Board would like to remind everyone that the Rules and Regulations state that “Long vehicles that would extend beyond the driveway into the street/fire lane are prohibited from driveway parking”. We realize that some units have longer driveways than others, and some residents drive vehicles that do extend into the street or fire lane. In the interest of safety for everyone, and to protect your property from damage by snow plows and other service vehicles, we would like to request that those vehicles use the overflow guest parking. Thanks for your cooperation.

▪ **TRASH:**

We are all familiar with the fact that the wind blows here in Summer Glen Estates, sometimes very hard in the winter time. On Mondays, our trash day, please take care to place any loose items likely to be victimized by the wind in your trash can or in a bag so that your trash does not become airborne. Thanks for remembering.

▪ **HOUSE CLEANING PERSONNEL:**

Alys Smith, 14366 Secret Glen Grove, would like to have a person/s that is already employed by a SGE resident to contact her in regard to cleaning the Smith’s home. Please have your cleaning person contact Alys at 481-1203.

▪ **VANDALISM/THEFT:**

Several reports have been made to Board Members over the past several weeks of holiday and yard decorations being tampered with and moved about. Another report was received about an air conditioner cover turning up missing. If you note anyone engaging in acts of this type, please notify Z&R or a Board Member as soon as practical.

Vandalism/theft of private property is not acceptable and will not be tolerated.

▪ **NEWSLETTERS:**

Please send your email address to Myrna at Whitfield_89@ msn.com so that she can send your newsletters by email.

▪ **CONTACT INFORMATION:**

Board of Directors:

P:	Fred Reichert	(2008) 14348 Summer Glen Grv.	487-0018	erfrei1@mindspring.com
VP:	Ralph Nussbaum	(2008) 14444 Peaceful Glen Grv.	481-9065	ralph_sge@msn.com
S:	Myrna Whitfield	(2009) 14378 Secret Glen Grv.	487-9060	whitfield_89@msn.com
T:	Matt Grubestic	(2009) 14390 Peaceful Glen Grv.	481-5752	roman3932@msn.com
AL:	Peter Pasquale	(2008) 14342 Peaceful Glen Grv.	487-9755	iolanpete@netzero.net

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 about whom to call or how to handle a problem, you can contact Z&R at [\(719\) 594-0506](tel:7195940506). 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).*