

# **SUMMER GLEN ESTATES NEWSLETTER SEPTEMBER 20, 2007**

## *A letter from our President*

Dear Summer Glen Estates Neighbor...

The Summer is winding down and we are making preparations for the Fall. We have reduced the amount of watering time so that the grass will begin to transition to its Fall/Winter phase. Winterizer fertilizer will be applied next week and the sprinkler system will be prepared for the winter on October 12. Our August water bill was well under what our bill was for 2006, so we continue to meet that goal. In our bi-monthly Board meeting last week we were presented with a proposal for some xeriscaping work to be done in the future. We anticipate more proposals. Late next Winter we hope to form a homeowner committee to design a plan just right for us. The Board also spent time in August re-vamping our specifications for any future maintenance company bids. Each year our maintenance contract goes out for bid. This year that will happen in late December or early January.

The Board will work during October with our property managers to develop the budget for 2008. The Board did approve a motion for HOA fees to remain at \$175.00 per month for next year. The new budget will be presented to you at the Annual Meeting, which is to be held on Tuesday, November 13. The location and time are yet to be determined. That information will be coming to you in a letter in mid-October. A nominating committee was also formed at last week's meeting, with Jack Johnson chairing. There will be two vacancies on the Board, which will need to be filled for 2008.

The August 25 "Meet and Greet" get-together was a huge success. Around 50 people attended and enjoyed good food and good conversation. The consensus of the group was that more events such as this would be welcomed. Look for more on this topic in the very near future and, AT THE SAME TIME, PENCIL IN ON YOUR CALENDAR SATURDAY, DECEMBER 1, 2007 for another get-together. As I said, more details will soon follow. We hope you will be able to attend.

Please enjoy the last few days of Summer and a long, gorgeous, and colorful Fall.

*President*

*Fred Reichert*

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The Board's attention has recently been called to some postcard-sized solicitations being placed on the front steps of the community's units. Please refer to our Rules and Regulations, p. 10, Section VII, Item J. Soliciting /Flyers/ Advertisement: "No forms of solicitations, flyer distribution, and/or advertisement are allowed within the community. This includes Owner businesses." The community at-large appreciates the observing of this provision.

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## **Annual Summer Glen Estate's Board meeting**

**NOVEMBER 13, 2007**

**LOCATION TO BE ANNOUNCED**

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### **Highlights of the Summer Glen Estates September 11, Board Meeting**

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

Many of those present commented on the recent get together under the Gazebo. It was reported that approximately 50 people attended.

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

#### **Board Meeting**

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

Kerry Cantrell distributed the Monthly Financial Report and discussed it with those present. It was estimated that our water savings to this point in the season was approximately \$8,500. This does not account for the additional saving of \$1 for each 1,000 gallons over 40,000 gallons each month. The Board received the Financial Report.

- A report by Kerry Cantrell was given to the Board on future xeriscaping possibilities. Cantrell presented an estimate by Top of the Peak, LLC of several possible bushes, boulders, plants and drip system items for future xeriscaping consideration. A motion made was asking the President to select a Home Owners committee to suggest future xeriscaping actions. Motioned was carried.

During this discussion a question was raised about our property line and our responsibilities for the corner of Falcon Nest Loop and Struthers. It was suggested that we identify our responsibilities.

- The Board discussed the maintenance contract for bid to be put out to possible vendors.

### **Unfinished Business**

2008 Budget and Dues comparison...a motion was made, seconded and carried that we not increase our Home Owners Association fees for the 2008 budget at this time.

Jack Johnson was named Chairman of the Nominating Committee. He has asked for all who were willing to serve on the Board of Directors to please contact him. He also asked for suggestions from homeowners for others who might be considered.

### ***CONTACT INFORMATION***

*Board of Directors*

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