



“Summer may have left, but Fall is just beginning.”

Autumn newsletter

We had a wonderful year in Summerlane Village, we accomplished a great deal, and still have many more ideas to help keep our community running smoothly and looking beautiful. Our Autumn newsletter will highlight a number of topics, including the upcoming Board Elections.

Thanks to everyone that attended our two summer events - the Ice Cream Social and our Summer Picnic. We had over 40 people attend these events, and it was great to meet some new neighbors, catch-up with friends, and share some sun and food at our beautiful gazebo.

If you haven't noticed, the Gazebo was repaired and the grass nearby in the common area was re-sod with more water absorbable grass.

This summer, the Architectural Review Committee was very busy, and not just from the hail storms this spring. There have been some amazing improvement projects in the community this spring and summer.

The Board recently hired Great Boards, LLC. to perform a reserve study for Summerlane Village, which shows that the HOA is in excellent financial shape.

We also welcomed several new residents to the neighborhood this year.

As always, feel free to email us: Board@summerlanevillage.com and we hope to see you at the community meeting on November 18th.



UPCOMING EVENTS

Annual Community Meeting and Board Elections

**Tuesday November 18th
7:00pm**

**Southern Gables Church
4001 S. Wadsworth Blvd
Littleton, CO 80123**

**Park on the southern
side of the church, and
follow signs to the
meeting room**



Community Meeting

On Tuesday November 18th, at 7:00pm, the HOA will hold the annual Community Meeting and Board Elections. This will take place at Southern Gables Church, 4001 S. Wadsworth Blvd Littleton, CO 80123.

In accordance with the covenants and by-laws, the Board has already prepared and approved a 2015 budget for the HOA, which was mailed to all homeowners this past week. The budget mailing included a description of the various income and expense accounts, the financial results anticipated for 2014, and the proposed budget for 2015. The 2015 budget anticipates funding our reserves by over \$5,500, which is more than called for by our recent reserve study. In addition, the budget does not call for any cash to be removed from reserves, as the HOA has over \$10,000 in the operating cash account as of September 2014.

The budget will be presented for community review on November 18th, and to clear up any confusion on the approval, the covenants note: "Unless at that meeting the budget is rejected by the vote or agreement of Owners of Lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated, then the budget is ratified, whether or not a quorum is present." That means the community is not required to approve the budget, but we will surely take into consideration any comments from the community.

Board Elections

At the November 18th meeting, we will be holding elections to vote on two Board positions. The HOA Board has five seats, and each is held for a two year term. In 2014, two seats are up for election, and in 2015 three Board members will be elected. We mailed out proxies to all homeowners, which can be used if you do not plan on attending the community meeting. The proxy allows you to give your votes to a fellow neighbor, or to the Board to vote as they like. As of the time of this newsletter, we have two candidates running for the two seats, but additional nominations may be made at the meeting.

Curt Fitt

7767 W Layton

Barb and I have been residents of Summerlane Village for 9 years. I have served on the Architectural Review Committee and I am currently serving as a member of the Board of Directors. My goal is for Summerlane Village to be a beautiful, vibrant and friendly community of which residents can be proud.

Pat McClure

7836 W Layton

Darnella and I are 9 year residents of Summerlane Village. I'm a practicing dentist with 32 years of local service, and a past member of the Kiwanis Club. I would like to serve on the Board of Directors and contribute to upholding the high standards the residents of Summerlane Village expect.



Reserve Study

The HOA recently hired Great Boards, LLC. to perform a reserve study for Summerlane Village. A certified reserve specialist performed an on-site review of the HOA common area, and estimated the cost to repair or replace HOA common elements over the next 30 years. This was then compared to our current and projected reserve levels to determine the HOA's financial soundness.

You can download a copy of the reserve study at the Advance HOA portal for Summerlane Village, or request a copy from the Board.

A quick summary is that the reserve study shows that a special assessment is not indicated during the 30 year scope of the reserve study. In addition, at the end of 2015, the HOA's reserves are expected to be 153% of the necessary balance. Accordingly, reserves are anticipated to be strong, and by following the recommended funding plan, the HOA will have adequate funds to meet projected repair and replacement expenses. The report gives the HOA a lot of great information, and allows us to better manage the HOA's finances in the years to come.

Welcome to the Neighborhood!



This past year, seven houses in the community sold, and while we said goodbye to some longtime friends, we've also welcomed the following neighbors:

- 7839 W Grand — David and Kateri Cates
- 7678 W Layton — Ben Gorham
- 7747 W Layton — Michael & Melanie Ferguson
- 7838 W Layton — Trevor Lane Wilson
- 4913 S Zephyr — Linda Whitcomb
- 7883 W Layton — Adria Rogers
- 4925 S Zephyr — Patricia and Luis Diaz (owners of two houses in Summerlane Village!)



HOA Update

Below are some of the items the HOA Board has addressed this past year:

- Updated all the policies, procedures, and rules to ensure they were compliant with Colorado regulations, included input from the community, and made sure they were reasonable and enforceable
- Created ARC Guidelines, which are published on the www.summerlanevillage.com website
- Moved the HOA accounting to AdvanceHOA, allowing residents 24/7 access to their account, the ability to setup recurring payments, and the ability to pay dues via credit card
- Published detailed financial statements each month on password protected AdvanceHOA website, allowing only residents to view the statements
- Commissioned a reserve study to help understand the HOA's financial position for the next 30 years and confirm the HOA's financial stability
- Repaired and repainted fences along common areas
- Keesen Landscape Management re-sodded common area on south side of retention pond with drought resistant sod. Keesen will water periodically during winter months.
- Repaired cracks in cement at the gazebo and performed maintenance on the gazebo
- Irrigation system repairs, including: replaced broken rain sensor, fixed multiple issues with the drip lines, repaired sprinkler heads, and fixed broken valve box
- Full inspection of our lighting system, including repairs and replacement of light bulbs throughout the community.
- Published an electronic version of the HOA Paint Book, available at www.summerlanevillage.com





Keesen Corner — Landscape Advice from our Professionals

- Keep up with the season and rake dead leaves.
- A fall aeration is always good to get air into our clay soils after the temperatures cool down.
- A winterize fertilizer is a great application for your yard. This is best done after all leaves have been cleaned up.
- It is best to leave your grass long for the winter. This will give it more tolerance for a dry winter, and helps the grass grow into the dry spot areas. Just don't let your grass get too long.
- Keep an eye on south exposures during the dry winter months. Water if temperatures get unseasonably warm and dry. This will also reduce the chance for mite damage.
- Make sure your backflow is wrapped with insulation or drained if temperatures are going to get below freezing.
- Blowing out irrigation lines is the best way to prevent damage in the winter months. It is best to have this done before mid-November. If the backflow is drained inside and outside, your lines will be ok until the ground starts to freeze. Also check inside shut offs during winter months. Sometime a drip may develop after it has been shut off. Blowing out irrigation may not be necessary for all configurations, so it's best to check with your lawn care professional if you are not sure.
- Now is the time to plant bulbs, pointy side up.
- Also fall is a good time to cut back perennials, grasses can be cut now or the spring. You should leave decorative grasses about 8" tall.
- Mulch around roses.
- Do not prune spring flowering plants until the flowers are done in the spring time. If pruned now there may not be blooms in the spring.



Holiday Decorations

Our covenants state, "Lot Owners shall not install exterior Christmas lighting and decorations before December 1 and shall remove such lighting and decorations by January 15. Other exterior holiday decorations displayed by Lot Owners shall be removed not later than one week after the date of the holiday."

- Please be sure to have your Halloween decorations taken down the weekend of November 8th/9th.
- While the covenants specifically mention Christmas, we welcome all winter holiday decorations, not just Christmas. You may keep any winter holiday decorations up until January 15th, or one week after the date of the holiday, whichever is later.





ARC Review Update

Since November of last year, the ARC approved 48 requests, for a variety of projects and improvements. There have been some great additions to the community, including new backyard landscaping, modern patio designs, driveway repairs, and roof and other hail damage related repairs.

Many residents have taken advantage of the new ARC guidelines, posted on the website, to understand which requests require ARC approval and understand how requests are evaluated. The guidelines will be updated as necessary, so please be sure to check before submitting any ARC requests. It's possible you don't even need to send in a request.

We wanted to provide some background on the ARC review and approval process.

- Residents can download an electronic form via the www.summerlanevillage.com website, fill in the necessary information, and submit the form and related photos (as necessary) to ARC@summerlanevillage.com.
- Requests are automatically forwarded to each ARC member and each member of the Board.
- A member of the ARC responds, usually within one day, to let the homeowner know the request was received.
- The ARC then evaluates the request against the policies and guidelines. The HOA's governing documents, such as the covenants and by-laws, do not provide much direction on what kind of requests should be approved or denied, or how these requests should be evaluated. This is on purpose, as it allows an HOA to set guidelines and policies that can change over time.
- Depending on the request, ARC members often meet with the homeowner to discuss the proposed project. They may ask questions about drainage considerations, impact to neighbors, and for further clarification on the request.
- In order for a request to be approved, two members of the ARC need to provide electronic sign-off, via email. Other members of the ARC are included on all email communication, and can comment on the request as well.
- Once the request is approved by two ARC members, a member of the Board performs the final review and approval. If the Board has any questions, they will work with the ARC to obtain any answers or follow-up.
- Board and ARC members are not allowed to approve a project involving their own house, or that of a relative, as this would be a conflict of interest. This past year, most ARC and Board members have submitted requests, and the non-conflicted ARC and Board members have evaluated these requests just like any other request.
- Requests and approvals are all tracked in a spreadsheet and a final PDF copy of the approved form is sent back to the homeowner