



**October/November 2015**

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“Autumn...the year’s late, loveliest smile.”  
- William Cullen Bryant

As we look forward to the fall weather, events, and celebrations, we wanted to use this newsletter to update you on a few HOA items, discuss the upcoming Board Elections, review the proposed 2016 budget, and welcome some new neighbors to the community.

We’ve had a pretty quiet year in Summerlane Village. Luckily, we didn’t have hail like last year, but many of our trees were hit with aphids. We continue to deal with landscape damage from animals and bugs, and the HOA has been in contact with residents to address any damage.

We repaired sections of HOA fence this summer, and installed dog waste/garbage stations to much approval. We plan to solicit professional bids to paint the HOA fencing in 2016. HOA fencing is defined as fence that faces HOA common property, including greenbelts, entrances to the community, and fencing along the perimeter of the community on HOA common property. Fencing between houses, and backyard fencing, is the responsibility of the homeowner.

Thanks to everyone that attended this year’s Ice Cream Social. We continue to have great attendance and it was a good way for some of our newer residents and their children to meet their fellow neighbors. Be on the lookout for this year’s Holiday Decoration contest, the bar was set pretty high last year!

As always, feel free to email us: [Board@summerlanevillage.com](mailto:Board@summerlanevillage.com) and we hope to see you at the community meeting on November 16th.



UPCOMING EVENTS

**Annual Community Meeting and Board Elections**

**Monday November 16th  
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

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On Monday November 16th, 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 HOA by-laws, the Board has already prepared and approved a 2016 budget for the HOA, which was mailed to all homeowners this past week. The budget mailing detailed the various income and expense accounts, the financial results anticipated for 2015, and the proposed budget for 2016. The 2016 budget anticipates our reserves reaching \$100,000, which is more than needed based on the reserve study completed last year. See Page 4 of this newsletter for more information.

The budget will be presented for community review on November 16h, and to clear up any confusion on the approval, in accordance with the by-laws, the community is not required to approve the budget. The budget can be rejected by a vote of at least sixty-seven percent (67%) of the Association. We will surely take into consideration any comments from the community prior to, or during, the meeting.

## Board Elections

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At the November 16th meeting, we will be holding elections to vote on three Board positions. The HOA Board has five seats, and each is held for a two year term. In 2015, three seats are up for election, and in 2016 two 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 vote to a fellow neighbor, or to the Board, to vote as they like. At this time, we have three candidates running for the three seats, and additional nominations may be made at the meeting.

### **Greg Vochis** 4972 S Zephyr

My wife and I have lived in Summerlane Village for two years, and I have served as the HOA President since November 2013. I'm a finance executive for a local non-profit insurance company, and I'm an active CPA. I serve on the Board of the Art Students League of Denver, and I'm a professional advisor at the University of Colorado—Denver Business School.

### **Liz Hofmann** 7868 W Layton

My husband and I have lived in Summerlane Village for the past two and a half years. It has been my pleasure to support the neighborhood for the past year as Secretary for the Board. I retired from Jefferson County Schools four years ago, and I am currently working half time as a special education teacher.

### **Lorraine Castillo** 7769 W Grand

My family and I moved into Summerlane Village as original owners in 2006. I am a Geographic Information Specialist and my experience covers geography, census, transportation, and government. I have also had the pleasure of serving on the Student Advisory Board at the University of Denver for three years.

# Welcome to the Neighborhood!



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

- 7883 W Layton Way
- 7858 W Layton Way
- 7819 W Grand Ave
- 7838 W Layton Way
- 4947 S Wadsworth Blvd

There are a number of Summerlane Village houses on the market right now, and some might sell while we're sending out this newsletter! The real estate market in Denver has been making headlines the last few years, and we've had a lot of demand from people wanting to move into our great community. Many thanks to everyone in the community for keeping your houses and property looking terrific, and being so welcoming to our new neighbors.

## 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 7th/8th. We've seen some great decorations so far!
- 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.





## Budget Update

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Below are comments on the 2016 budget, and 2015 results, in preparation of the Annual Meeting:

- Income for 2016 is right in-line with historical amounts, as we receive a steady stream of monthly assessments from residents.
- 2014 and 2015 saw higher than expected late fees assessed on residents, but this has continued to improve so we're expecting a decrease in 2016
- Total general and administrative fees have dropped since 2014, and we think we'll be favorable to budget by around \$1,000 in 2015. The budget for 2016 reflects some slight inflationary increases we expect from our vendors, and money set aside for community events such as the ice cream social.
- Utilities, which includes water, electric, and trash removal, is budgeted slightly higher than the projection for 2015. The projection for 2015 is that we may be favorable to budget by about \$600, based on less water usage than expected. While we had lower than anticipated water usage in 2015, our budget factors in possible winter watering if we have a dry winter.
- We locked in landscape pricing for 2016 during 2015, so our landscape contract fee in 2016 will remain consistent with the amount from 2015.
- The Grounds: Fence item refers to fence repairs for the common area. We repaired a number of areas this year, and expect this as part of regular maintenance. The budget for 2016 reflects an estimate for repairs, not painting (see below).
- The Pet Pickup budget reflects the weekly fee for dog waste/garbage removal from the two garbage cans, in addition to a continued supply of dog waste bags.
- The Snow Removal budget is an estimate based on recent history. We've heard reports that we may receive heavier than usual snowfall due to El Nino conditions, Therefore, we increased the expected costs for 2015, and budgeted \$4,000 for 2016 snow removal.
- The Budget calls for monthly reserve funding of \$625. The reserve study recommended we fund reserves in 2016 at \$342 per month, so we are funding at 183% of what's needed.
- We estimate that we'll take \$7,000 out of reserves in 2016 to professionally re-paint all the HOA common area fencing. As noted earlier, fencing between houses, and backyard fencing, is the responsibility of the homeowner.
- With continued funding in 2015, and the addition to reserves (net of reserve spending), we expect to have \$100,000 in reserves at the end of 2016.

