



October/November 2017



“Autumn is a second spring, when every leaf is a flower”
- Albert Camus

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, and provide content for the proposed 2018 budget.

We've had another quiet spring and summer in Summerlane Village, and we're all happy that the hail stayed away for yet another year. This past year, we've focused on key topics that came up at different meetings, such as: repairing concrete, adding lighting to common areas, investing our reserves, replacing trees, continued upkeep of community fencing, and installing privacy signs at certain key walkway and community entrances. In 2018, we don't anticipate any reserve spending.

Thanks to everyone that attended this year's Ice Cream Social, we have some pictures in this newsletter.

We will be communicating over the next month about participating in this year's annual meeting, either via proxy or in person. We did successfully update the by-laws and covenants over this past year, so there are no major items up for vote at the Annual meeting.

As always, feel free to email us: Board@summerlanevillage.com and we hope to see you at the Annual meeting on December 5th.



UPCOMING EVENTS

Annual Community Meeting and Board Elections

**Tuesday December 5th
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



Annual Community Meeting

Due to scheduling conflicts, we moved the annual meeting later than in recent years. We will be meeting on Tuesday December 5th, at 7:00pm, 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 2018 budget for the HOA, which is being mailed to all homeowners. The budget mailing details the various income and expense accounts, the financial results anticipated for 2017, and the proposed budget for 2018. The 2018 budget anticipates our cash reserves remaining over \$100,000, which is more than needed based on the reserve study completed three years ago. See Page 4 of this newsletter for more information.

The budget will be presented for community review on December 5th, 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 at Annual Meeting

At the December 5th 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 2017, three seats are up for election, and in 2018 two Board members will be elected. At the end of August, Pat McClure resigned from his position on the Board. In accordance with our by-laws, the Board is responsible to appoint a member of the community to fill the remaining term, and we're happy to announce that Nicole Riehl has accepted our appointment. Nicole's position will be up for vote in 2018, as Pat was voted in at the 2016 meeting. We'd like to thank Pat for his work on the Board and contributions to the community. We are mailing 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 four years, and I have served as the HOA President since November 2013. I'm the Chief Financial Officer for a local non-profit insurance company, and I'm an active CPA. I serve on the Board of Advisors for Colorado Succeeds and I'm a member of the Board of Governors for the Denver Metro Chamber of Commerce's Economic Development Corporation.

Liz Hofmann

7868 W Layton

My husband and I have lived in Summerlane Village for the past four and a half years. It has been my pleasure to support the neighborhood as Secretary for the Board. I retired from Jefferson County Schools four years ago, and I have taken on special projects in retirement, including working 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.



General HOA Updates

In response to concerns raised at meetings in the past, the HOA has taken action on the following items this year, and will discuss in detail at the December 5th Annual Meeting:

- **Community Lighting** – over the last few years, we've explored different options for lighting at the community mailboxes, and we think we have a good solution. We are currently testing a solar powered lamp post at the Zephyr St. mailboxes. The technology for solar powered lights has improved, allowing us to find attractive and affordable options. If the first light at the Zephyr St. mailboxes works out well, we will order two more for the mailboxes on Layton. We also installed solar powered lighting on the northern side of the drainage pond behind the gazebo. This is to deter people from congregating on the hill and leaving trash in our community. The lights are motion activated, and will come on if someone is walking on the hill.
- **No Solicitation and Private Property Signs** – we recently ordered signage for the community, noting that we are a private community, and that we don't allow solicitation. We recognize that these signs aren't legally enforceable, but we hope it will make people think twice before entering the community. The signs will be at the community entrances next to the existing Summerlane Village signs, at the entrances to the greenbelt running East to West in the community, and at the gazebo.
- **Concrete Repairs** – we received bids from three companies for the concrete repairs, and the work was completed late in the summer. All three contractors evaluated the HOA managed concrete on pathways and mailboxes, and came to the same conclusion of what needed to be repaired. The most noticeable was the concrete around the mailboxes on Zephyr St, which had buckled and caused a tripping hazard. This was replaced and leveled out with the concrete managed by the US Postal Service. We also replaced a section of the pathway behind the gazebo, as the concrete had worn over the years.
- **Investing HOA Reserves** – we continue to be in a low interest rate environment, so our reserve funds aren't generating significant returns. In response to resident input, we invested \$50,000 of the reserves into a laddered CD strategy, which will earn slightly more than a savings account, while continuing to minimize risk for the reserves.
- **Reviewed Fencing Requirements** – as the community ages, we're hearing more questions around what is considered HOA fencing, and what is the responsibility of the homeowner. We obtained a copy of the HOA's official map with Jefferson County, from when the community was established, and this map highlights what is considered HOA property, and what is not. As a result of reviewing this map, we will create a new HOA policy that specifically addresses which fencing the HOA will repair/paint, and which fencing is the responsibility of each homeowner. The policy may differ from what was performed in the past, as there was no clearly enforced policy. We will bring the map to the Annual Meeting on December 5th and discuss with the Community before finalizing the policy.

Welcome to the Neighborhood!



Since the last newsletter, we have the following new neighbors:

- 4997 S Wadsworth Boulevard
- 7865 W Layton Way
- 4935 S Zephyr Street

We didn't have as much activity this year as the previous two, and the Denver real estate market remains tight. Interest rates have risen, and are expected to rise again in 2018, but this hasn't hurt the Denver market. A steady influx of new people moving to Denver and Colorado, and strong job growth continues to help bolster housing prices. 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

After much discussion at recent Annual and Board Meetings, the community approved updated Covenants in March 2017, partially to address holiday decoration rules. The updated covenants address holiday decorations as follows:

“Lot Owners shall not install exterior holiday lighting and decorations earlier than thirty (30) days prior to such holiday, and shall remove such lighting and decorations not later than one week after the date of the holiday. Winter holiday lighting and decorations may be installed starting the weekend prior to the Thanksgiving holiday, and shall be removed by January 15.”

- Please be sure to have your Halloween decorations taken down by November 7th. We've seen some great decorations so far!
- For 2017, you can start putting up winter holiday lighting and decorations on November 18th.
- The deadline to remove winter holiday lighting by January 15th is unchanged from prior years.





Budget Update

Below are comments on the 2018 budget, and 2017 results, in preparation of the Annual Meeting:

- Income for 2017 is right in-line with historical amounts, as we receive a steady stream of monthly assessments from residents.
- Late fees assessed on residents have fallen since 2014 and 2015, but fluctuate based on individual situations. Our budget assumes an amount similar to prior years.
- We anticipate total general and administrative expenses in 2018 will be within a few hundred dollars of the amount expected for 2017. Some vendors are requesting small increases, inline with inflation, but most costs will be consistent with 2017 levels.
- Insurance expense will jump slightly, as we have a policy that renews every two years, and the payment is due in January 2018 for a two year period.
- Utilities, which includes water, electric, and trash removal, is budgeted slightly higher than the projection for 2017. The projection for 2017 is that we may be under budget, as water costs have been lower than anticipates. We are projecting a slight increase in trash removal, and will get our actual increase from Waste Management in late October or November. It's noted that approximately 24% of the total dues collected by the HOA are used to directly pay for trash and recycling removal with Waste Management.
- We locked in landscape pricing for 2018 during 2017, so that will remain consistent.
- Fence repairs should be minimal, given the amount of work performed in 2016.
- The Snow Removal budget is an estimate based on recent history. Snow removal costs are hard to predict, as the number, severity, and proximity of storms can have a big impact on the how often the snow removal company services the community
- The Budget calls for monthly reserve funding of \$637. The reserve study recommended we fund reserves in 2018 at \$506 per month, so we are funding at 126% of what's needed.
- We expect to end 2017 with a net gain, primarily due to lower than expected utilities and landscaping costs. For 2018, we create a balanced budget, using the reserve funding as our variable. The reserve funding is expected to increase in 2018, with over \$7,600 being placed into reserves.





Ice Cream Social – 2017

Many of you were able to join us at the Ice Cream Social this summer, and we included a few pictures below. This was the fourth year hosting the event, and will look to continue events such as this for the community in 2018 and beyond.



Remembering David Gerwing: 1942 – 2017.

It's with heavy hearts that we share the peaceful passing of David Gerwing on July 1st. David was the beloved husband of Lenna Kay and father of three sons, Michael (Sherry), Rob (Michelle) and Chris (Jill). He was Grandfather to Ashley, Hannah, Kevin, David and Brendan.

David was raised on his parent's dairy farm in Pierz, Minnesota and worked there from an early age. He attended the University of Minnesota and received his Bachelor's Degree from St. Cloud State College in Minnesota. David enlisted in the U.S. Air Force and served during the Vietnamese War at Hickam Air Force base in Hawaii. He was retired after 30 years at the Coors Brewery in Golden, and enjoyed fishing, golf, bowling, football games, get togethers with family, and visiting with neighbors. David and Lenna moved to Summerlane Village in 2013, and David was often seen riding his scooter around the community.

He dedicated his life to working hard and providing love and care to his family. His outgoing personality, humor and kindness will be greatly missed by his friends and family.

