

# SummerLane Village Newsletter

Fall 2021



## CONTACT US

Advanced HOA Management provides accounting services only. You may reach Client Services at [clientservices@advanchoa.com](mailto:clientservices@advanchoa.com)

Contact the board for requests such as, maintenance, violations, meeting information and general community information.

[Board@summerlanevillage.com](mailto:Board@summerlanevillage.com)

## CURRENT BOARD AND ARC

### CURRENT BOARD

Alvin Pastrana, President  
Curt Fitt, Vice-president  
Liz Hofmann, Secretary  
Sue Rossberg, Member at large  
David Cates, Member at large

### CURRENT ARC

Steve Coble  
Mike Ferguson  
Harry Fleury

## THERE ARE THREE BOARD POSITIONS UP FOR ELECTION DECEMBER 2021

If you are interested in serving on the Board, please send a short email to the board expressing your interest. Plan to attend the Annual Meeting to participate in the election and share with your neighbors your desire to serve on the board.

The following neighbors are currently serving on the board and plan to run for reelection:

Alvin Pastrana, President; Liz Hofmann, Secretary; Open Seat, Member at Large

# Your Board At Work 2021

## Projects

- Community Fencing replaced, stained, and repaired by outside contractors
- Fencing stained by a community workgroup
- Landscape project to solve a years long issue with dying grass



*The HOA Board and ARC would love to see you for an informal gathering at the Gazebo for Hot Dogs and Chips November 7 between 12 and 3.*

*Over the years volunteers have supported the community by completing repairs allowing us to save money*

*If you have a skill that would be helpful to keeping SummerLane Village attractive shout out and volunteer*

# Budgeting For 2022

Annual Meeting Preparation For  
December 8, 2021

## Increasing Costs

As we all know, The Homeowners Association is responsible for maintaining the standards of appearance and safety of our neighborhood. This includes the cost of maintaining the common areas, utility charges, maintenance of the association's structures, fencing, walkways, insurance and accounting and any other expense necessary for the operation of the homeowners' association. The board and ARC members volunteer their time as do other community members who contribute their efforts.

While we have been carefully managing our resources and after 18 years holding our monthly dues steady with no increase, we find this is no longer sustainable. Over the past four years the association's expenses have increased by 24%.

The board has agreed we can no longer avoid an increase in dues. Effective January 1, 2022, the dues will increase from \$50 to \$60 per month. The 2022 Budget will be discussed at the Annual Meeting on December 8th.

**SummerLane Annual Meeting**

***December 8, 2021 6:30 pm***

***Columbine Library***

***7706 W. Bowels Ave.***



## Waste Management

**Recycling Services** You may not know, but recycling services from Waste Management are included as a part of your HOA dues. Recycling pick-up is the same day as regular trash pick-up, but every two weeks instead of weekly. You can contact Waste Management at (303)797-1600 or [cscolorado@wm.com](mailto:cscolorado@wm.com) to request your recycling bin. The following can all be recycled, and as a reminder, all items should be rinsed and clean: Aluminum cans and clean aluminum foil, steel or tin containers, glass bottles and jars, plastic containers that are labeled #1-#7, office paper, junk mail and newspaper, newspapers, brochures, catalogs and magazines, envelopes, sticky notes and folders, cardboard, cereal boxes, and paper board.

### HOA Trash Can Policy

Please remember to keep your trash and recycling bins out of view, other than as allowed per the HOA policies. You can place your bins on the street starting at noon the day before trash pick-up and need to have them in by the end of the day.

*The Goal of your HOA board is for the community to remain well maintained allowing for increased property values. When a problem is observed or reported to the board you will receive a letter asking you to follow the policy. This letter is followed by fines when the observed problem persists.*



## HOLIDAY DECORATIONS

Just a reminder, the community approved updated Covenants a few years ago, 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!

## Home Project Thoughts

We all know that our community is aging, and what that means. In our community some of these projects are community projects, shared homeowner projects and personal projects. Here are some thoughts.

### VENDOR LIST

A list of vendors that have been used by community homeowners can be found on the SummerLane Village website. This list was updated in September 2021. If anyone has used a vendor and wants the name included on the list, please submit the name and contact details to [Board@summerlanevillage.com](mailto:Board@summerlanevillage.com)

## Outfacing Fence Stain

The “Tan” color stain used on the outfacing sides of fences and gates can be found on our website with references to the Home Depot and Sherman-Williams brands at the following link: [http://www.summerlanevillage.com/images/HOA\\_Fence\\_Stain.pdf](http://www.summerlanevillage.com/images/HOA_Fence_Stain.pdf)

If anyone needs a sample for matching to other stain brands, please contact Harry Fleury at [HarryFleury@comcast.net](mailto:HarryFleury@comcast.net)

### Fencing Between Neighbors

Who is responsible for shared privacy fencing between neighbors? The answer is, **the owners of the adjoining properties separated by the fencing**. This means any cost for replacement or repairs needs to be shared by each owner.

For additional information the following links provide more information.

<https://www.findlaw.com/realestate/neighbors/neighbor-fence-disputes.html>

<https://statelaws.findlaw.com/colorado-law/property-line-and-fence-laws-in-colorado.html>

## Driveways

A number of residents have had their driveways replaced due to sinking, cracks, unevenness and pitting. Others have wondered if and when they will need to address their driveway issues.

Concrete driveways can crack for many reasons. Repeated freezing and thawing, heavy loads, tree roots and even shifts in the ground can cause damage.

Hairline cracks or cracks under 1/4-inch wide may not indicate serious underlying damage, but if water gets into them and repeatedly freezes and expands, and vehicles continue to drive over them, the cracks can get bigger and the problem can worsen.

Signs it's time to think about replacing your concrete driveway can include such things as the following:

**Deep Cracks** - Every driveway will accumulate small, superficial cracks over time and these types of cracks don't affect how your driveway functions. However, if you see deeper cracks that are spreading the concrete by at least 1/2 inch, you have a problem. These cracks can end up spreading further, especially after you drive your car over them day after day.

**Sunken Concrete** - The land beneath your driveway is just as important as the driveway itself. If the land your driveway sits on has shifted or sunk, you will definitely see cracked and sunken areas in the upper surface of the concrete.

**Pitting, Spalling or Surface Degradation** - Sometimes the surface of a concrete driveway may experience surface spalling or similar degradation due to chloride (salt) intrusion or a flaking of the cement surface that exposes the aggregate within the concrete.

An online account with Advance HOA allows you to have access to secure HOA documents, be able to setup your dues to pay automatically from a credit card or bank account and receive important HOA communications via broadcast messages. We encourage homeowners to set up an email address in order to receive communications. Email [clientservices@advancehoa.com](mailto:clientservices@advancehoa.com) or call 303-482-2213 to get your account established and profile updated adding an email address.



### PAINT BOOK PROJECT

BETWEEN COVID AND OTHER ISSUES THE PROCESS OF UPDATING THE PAINT BOOK HAS STALLED. IF YOU ARE INTERESTED IN HELPING, PLEASE CONTACT US. [BOARD@SUMMERLANEVILLAGE.COM](mailto:BOARD@SUMMERLANEVILLAGE.COM)