



Spring 2016



“It is spring again. The earth is like a child that knows poems by heart.”

— Rainer Maria Rilke

Spring/Summer Newsletter

As we all shake off the winter season, spring is starting very nicely here in Summerlane Village and the entire Denver area. Plants, flowers, and greenery are all coming back to life, and sounds of people enjoying the outdoors are rolling through the community.

In this newsletter, we will update you on a few upcoming events, such as the spring walkthrough and the ice cream social, share another recipe from our kitchen to yours, and share some landscape tips and advice. We are also sharing the Denver Water restrictions for 2016 as a reminder.

As always, feel free to email us: Board@summerlanevillage.com and we hope to see you at the Board Meeting on June 14th



UPCOMING EVENTS

Spring Walkthrough

Members of the Board and ARC will be walking the community between May 21st and May 31st

See inside for more
Information

Ice Cream Social

Saturday June 18th

Location: Gazebo

Time: 1:30pm

Board Meeting

Tuesday June 14th

7:00pm

Location: Gazebo





Spring ARC & Board Walkthrough

Between May 21 and May 31, members of the HOA Board and ARC will be walking the community for our Spring walk. Below are a basic list of items we will be looking for:

- Weeds in rocks or bushes
- Dead plants, bushes, and trees
- Peeling or damaged paint, including the siding, trim, and any visible exterior elements
- Items stored in front of fences
- Dead or damaged grass
- Damaged siding, shutters, and fences
- Other items in obvious need of repair

We will be observing the community from the sidewalk and not going onto your property or back yard. If we find anything that needs to be addressed, you will receive a notification asking for your attention to the matter. If you have any questions, please contact us at Board@summerlanevillage.com

ARC Update

It's that time of year where the ARC starts to receive a lot of requests for great new upgrades such as landscaping, new patios and backyard features, and exterior painting. Many residents have taken advantage of the new ARC guidelines, posted on the www.summerlanevillage.com 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. Please email all completed requests to ARC@summerlanevillage.com





General HOA Update

Below are a few other items to note this spring and summer:

- We received three bids for the fence staining project, and have picked a vendor. They will be in the community in the upcoming weeks repairing sections of the HOA fencing, preparing the wood, and staining the HOA fencing. If the vendor needs access to a homeowner's property for fence repair, we will talk with the homeowner prior to any work being performed. This expense was in the 2016 budget as an item that will come out of the reserve funds. This is also in-line with the reserve study completed in 2014. As a reminder, fences between houses are the responsibility of each homeowner, but the HOA can provide stain for those of you looking to re-paint these fences.
- The dog waste stations we installed last year appear to be working out well, and are being put to good use. The vendor picks up the waste once a week, and also ensures the bags are always available.
- The Ice Cream Social was a popular and fun event the last two years, so we are going to host another event this summer. The Ice Cream Social will be on Saturday, June 18th at the Gazebo, starting at 1:30pm. One addition this year is that we will be hosting a combined ice cream social with the Twin Shores community located directly to our East. We recently met with the Board of Directors of Twin Shores, and they're excited about collaboration between the communities. Please join us in meeting some of our Twin Shores neighbors.
- We've heard concerns from residents about drivers speeding through the community. With the improving weather, many of us will be outside with our families and pets, so please be aware of all posted speed limit signs, and be considerate of your neighbors.
- Many homeowners have not signed up for an online account with Advance HOA. If you sign-up for an account, you'll 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. Email clientservices@advancehoa.com or call 303-482-2213 to get your account established.

Welcome to the Neighborhood!



Since our last newsletter, we said goodbye to some longtime friends and also welcomed new neighbors at the following houses:

- 4923 S Zephyr St
- 4953 S Zephyr St
- 7707 W Layton Way
- 7883 W Layton Way
- 4967 S Wadsworth Blvd

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.

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 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



Lawn Care Tips - Courtesy of Colorado State University

Fertilizing the Lawn

- Fertilization of lawns this spring (March-June) is a highly recommended practice.
- The ideal fertilizer will contain a mixture of quickly and slowly available nitrogen sources. Most lawn care companies use these types of fertilizer.

Aerating (Cultivating) the Lawn





- Lawn aeration is a highly recommended spring lawn care practice.
- While deeper (2-3 inches) core holes provide the greatest benefit to the lawn, even shallow (1 inch) core holes will help to enhance water infiltration for the spring and summer watering periods.
- Overseeding may be done in conjunction with lawn aeration; this may especially benefit those lawns thinned by drought conditions or winter mite activity (avoid using crabgrass preemergent herbicides at the time of overseeding).
- Lawn aeration will help to control thatch, an organic layer that often impedes proper water movement into the soil.
- Lawn aeration, fertilization, and overseeding all can be done at the same time.

Weed Control in the Lawn

- The use of preemergent herbicides for prevention of crabgrass, foxtail, and other annual grassy weed problems is a recommended spring lawn care practice.
- Any preemergent herbicide should be watered in with at least ½ inch of water as soon as possible after application.
- Control of dandelion, clover, bindweed and other perennial broadleaf weeds can be done in the spring; there are a variety of excellent products available at local garden centers. The most effective broadleaf herbicides are those used by professional lawn care companies.

Watering your Lawn—The following are the rules published by Denver Water for May 1 to October 1

- Water during cooler times of the day — lawn watering is not allowed between 10 a.m. and 6 p.m.
- Water no more than three days per week

Watering Months	Minutes to water per zone (for lawns, based on three days per week)			
	 Fixed spray heads	 Rotor heads	 Rotary nozzles	 Manual sprinklers
May	12	24	30	18
June	17	35	43	26
July	18	36	45	27
August	14	27	34	20
September	11	23	28	17