



Spring/Summer 2018



**“Summer afternoon—summer afternoon; to me those have always been the two most beautiful words in the English language.
— Henry James**

Spring/Summer Newsletter

Kids are off from school, and hail season is in full swing, so it must be late spring in Denver. So far, it's been a fairly wet spring, which has helped the grass and flowers thrive after a dry winter. The community is looking great, with some nice landscaping additions and ARC requests planned for the summer. We're always updating the ARC guidelines on the www.summerlanevillage.com website, so be sure to check there before you begin any outdoor project. Some projects don't even require ARC approval, but many do, and you can always reach out to ARC@summerlanevillage.com with any questions.

In this newsletter, we will share the results of the December 2017 Annual Meeting, provide some landscape tips and advice, and talk about recent maintenance work performed in the community. We are also sharing the Denver Water restrictions for 2018 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 26th



UPCOMING EVENTS

Spring Walkthrough

Members of the Board and ARC will be walking the community in early June

**See inside for more
Information**

Board Meeting

Tuesday June 26th

6:30pm

Location: Gazebo





ARC & Board Walkthrough

During early June, members of the HOA Board and ARC will be walking the community for our bi-annual walkthrough. Below are a basic list of items we will be looking for:

- Weeds or grass in rocks
- 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 Updates

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

- At the 2017 Annual Meeting on December 5th, we held 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 were up for election, and the three existing Board members ran unopposed. Greg Vochis, Liz Hofmann, and Lorraine Castillo were all re-elected by the community, and will serve two year terms.
- At recent community meetings, residents discussed the retention pond area on the North side of W. Layton Way, and the accumulation of dead foliage. After confirming the rules on what we could or could not do in that area, we engaged Keesen to remove the dead plant matter (and quite a bit of trash). The cattails have quickly grown back, and the area is looking better every day.
- Last year, the Board and ARC approved some house color schemes, which once painted on the house, that ended up looking quite a bit different from the original color samples. As a result, we've updated our ARC guidelines to require residents to paint samples on their house for in-person review by the Board and ARC in order to obtain approval. This should not delay the approval process, and will ensure future colors are consistent with the neighborhood. Please contact the ARC with any questions.
- 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. Our neighborhood is patrolled by the Jefferson County Sherriff's office, so if you have concerns, please contact them. The more they hear from us, the more likely they will be to increase patrols.
- In the past, we did look into the possibility of the County adding speedbumps in the community, or on W. Grand, but the County said there isn't enough traffic to warrant additional speedbumps.
- 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.



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

Watering Months	Minutes To Water Per Zone (for lawns, based on three days per week)			
	Fixed Spray Heads	Rotor Heads	Rotary Nozzles	Manual Sprinklers
Jan–Apr	Water trees/shrubs as needed.			
May	12	24	30	18
June	17	35	43	26
July	18	36	45	27
Aug	14	27	34	20
Sept	11	23	28	17
Oct–Dec	Water trees/shrubs as needed.			

These times are based on a sprinkler system running at an efficient level.
 No watering between 10 a.m. and 6 p.m.



Article from O'Toole's Garden Center: Japanese Beetles

Symptoms

Japanese Beetles damage plants as both adults and larvae. Adults feed on soft leaf tissue, leaving skeletonized foliage. Larvae feed on roots, especially turf grass, leaving dead, brown patches in the lawn. Complete control depends on addressing both the larvae and the adult bugs.

Life Cycle

Adult Japanese Beetles start to emerge from the soil in June through July, and are most abundant late June through September.

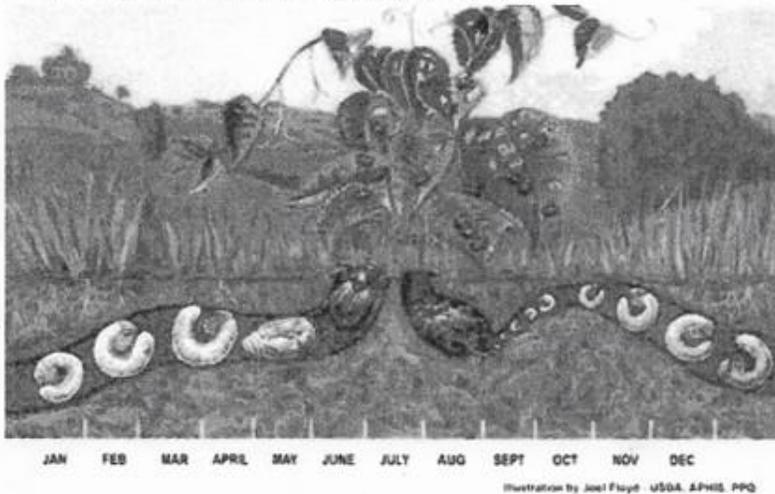


photo by Bruce Martin

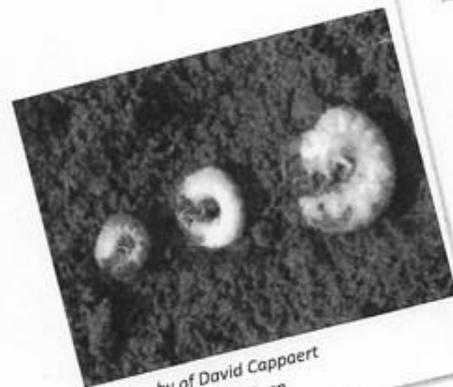


Photo by of David Cappaert University of Michigan

Control

Control of Japanese Beetles depends on controlling both the adult beetles and the larvae. As always, be sure to read and follow all insecticide directions.

Adult Control	Grub Control
<p>Hand Picking can sometimes be effective if it's done early. By catching the first emerging adults, you can prevent them from attracting more beetles to your yard. Wear gloves and shake the beetles out of the branches into a bucket of soapy water.</p>	<p>Cultural Controls are always important in pest control. A thick, healthy lawn will be better able to resist Japanese beetle larvae, so be sure to mow, water and feed your lawn regularly. In addition, reducing water when the beetles are laying eggs (usually late June – July) can also help deter adult beetles and kill developing eggs and larvae.</p>
<p>Sprayed Insecticides, especially pyrethroid insecticides like cyfluthrin, permethrin and bifenthrin, can effectively control adult Japanese Beetles. And provide 2-3 weeks protection from a single application.</p>	<p>Lawn Insecticide, like imidacloprid, can control beetle larvae for several weeks. Grub controls are best applied when the grubs are small and feeding near the surface, usually in the early summer.</p>
<p>Systemic Insecticides can be used to treat out of control outbreaks and protect plants that are at high risk of injury. Systemics are discouraged on plants that will produce flowers that are visited by pollinating insects</p>	