



Spring 2020



**“In the spring, I have counted 136 different kinds of weather inside of 24 hours.”
— Mark Twain**

As we're all living through the COVID-19 crisis, and still figuring out how it will impact each of us for the year to come, we hope you and your families are able to stay safe and healthy during these unprecedented times. Given everything going on, we elected not to hold the first quarter public Board meeting. We will continue to evaluate guidance from state and national officials, and hold our next Board meeting when appropriate.

The Board of Directors continues to closely watch the COVID-19 situation unfold. We encourage all of our neighbors to continue to take this situation seriously and do their part to minimize the spread of this virus. The association highly encourages you to review safety guidelines and look for updates from the CDC, the local health department, and the World Health Organization.

As part of the “Stay at Home” directives, we also encourage all neighbors to practice social distancing and be mindful of people walking the neighborhood, children playing, and other activities throughout the community. Based on advice from the National Recreation and Park Association, we are closing the community playground, and ask you to stay off the playground until further notice.

We've received updates from our key vendors, who have all told us they are able to continue service without any disruptions. This includes AdvanceHOA for our accounting, Designs by Sundown for landscape maintenance, and Waste Management for trash and recycling. We've also increased our dog waste container service to twice a week, Thursday and Monday, as we've seen an increase in usage.

Thank you for your cooperation as we all work together during this unprecedented time. Please stay safe and healthy. As always, feel free to email us:
Board@summerlanevillage.com



UPCOMING EVENTS

Summer Walkthrough

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

See inside for more Information

Ice Cream Social

Date and Time TBD

Location: Gazebo

Playground Closed Until Further Notice

Second Quarter Board Meeting

Date: TBD in May or June



General HOA Updates

- We held our annual community meeting on November 18, 2019. We approved the 2020 HOA budget, appointed the three Board members up for re-election, and had a general community discussion.
- At the request of homeowners at the annual meeting, we are performing a new reserve study this year. We hired a local firm and they will be on-site in the upcoming weeks. The reserve study helps us plan for how to allocate the HOA's reserves for future maintenance projects based on the age and condition of HOA property. The last reserve study, from 2014, showed that we are in a very good financial condition, and we expect the same from this year's study.
- Starting last fall, the Board and Architectural Review Committee began the process to update our HOA approved paint book, with the help of an outside paint consultant. After the initial consultation, and selecting a wide range of modern color schemes that would fit our community, we ran into some delays with the vendor and decided to make a change over the winter. The COVID-19 situation delayed the project, but we will meet with a new color consultant when we are able to. The goal will be to update the paint book later this year in an easy to understand format for all homeowners to follow in the future.
- At the annual meeting, with community input, we also are changing our approach to stain on fences between houses and/or facing the street. If a homeowner wants to, or needs to, touch-up their exterior facing fence, they can purchase the stain directly from Sherwin Williams, Home Depot, or another paint supply store. Sherwin Williams has the color in their system as Summerlane Village (not the split-rail color), and there is a link at www.summerlanevillage.com under "Resources" with a picture of the exact color mix. As a reminder, this is a fence solid stain, not outdoor paint.
- Please remember to keep your trash and recycling bins out of view, as required by 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 after trash pick-up.
- Some 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.

ARC & Board Walkthrough

During June, members of the HOA Board and ARC will be walking the community, below are a basic list of items we will be looking for:

- Weeds or grass in rocks
- Dead plants, bushes, and trees
- Peeling, damaged, or faded paint, including the siding, trim, and fence
- 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. The initial letters are to provide awareness, and let you address the identified concerns or tell us how you plan to correct the concerns. If we don't hear anything back, and the issues continue, the next letter will be a violation letter following the Enforcement Policy found at www.summerlanevillage.com. Our goal is to maintain a beautiful community, not collect fines, so we prefer to work with you on anything we observe before escalating to violations and fines.

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





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

Minutes To Water Per Zone
(for lawns, based on three days per week)

Watering Months	 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.