

Summerlane Village News

Summerlane Village HOA

Light Pole changes approved

Congratulations homeowners!!
The petition to change over to a SLU was approved unanimously by all of our homeowners!!

Sometime during the summer, all homeowners can expect to see a monthly fee of \$ 1.58 on their bill. This fee has not increased for 3 years, and according to Xcel, when it has increased, the percentage has been 10 to 15%. This is an excellent rate.

Now that the SLU has been approved, any issues that arise, i.e. repairs or burnt out lights, will be



covered at no expense to the HOA, thus no additional cost will be created in an assessment.

Thanks to all of the residents!!

Volume 2, Issue 1
June 1, 2008

Special points of interest:

- Voles-Pesky little guys
- Bat boxes
- HOA Dues
- Love that rain
- Check out the calendar
- We're on the web!!!

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New Members Wanted!!!

New Committee members and needed for the following committees:

- Architectural Review Committee
- Welcoming Committee
- Social Committee

If you would like to be a bigger, better part of your community, with little work and lots of reward, please contact John Russell, Kevin Combs or Misti Harrington for more information. Or drop us an email at info@summerlanevillage.com

Thanks and hope to hear from you soon!!!

HOA Monthly Dues



Monthly HOA dues must be paid by the 10th of each month. Keep in mind that you as a homeowner have the right to mail your dues to the below address, but as a courtesy, we, as residents, have the opportunity to pay our dues directly to our Treasurer, Stephanie Schmalz at 7868 W. Layton Way.

Please keep in mind that any dues not put into the milkbox by 8:00 p.m. on the 10th will be considered late. Stephanie will check the milkbox on her porch at 8:00 p.m., and anything put in after that time will be considered late, and is subject to a \$20 late fee.

An automatic bill pay option is available for a small fee, please contact Stephanie at stephschmalz@comcast.net for more details or to sign up.

**Summerlane Village HOA,
8555 W. Belleview Ave., G21-124,
Littleton, CO 80123**

Rain Sensors

In an effort to reduce money spent on the water bill, rain sensors have been purchased and installed on all HOA controlled sprinklers. These rain sensors will monitor the amount of rainfall and shut off the sprinklers accordingly.

If you have any questions regarding the rain sensors, please do not hesitate to contact John Russell, HOA President.



Bat Boxes have arrived

No, those aren't weird trees. In case you hadn't noticed, we have 3 new bat boxes located on our property. These bat boxes are located along the green belt that runs through the Summerlane Village property-with one on the west side of Zephyr by the mailbox kiosk, and the other two on the north side of the retention pond. These boxes were discussed at the last homeowners meeting as a way to eliminate the need for spraying chemicals to keep mosquitoes at bay. We hope to have a thriving colony very shortly, thus reducing the number of bugs and nasty mosquitoes in our community. The purchase and installation of these bat boxes was budgeted for. Also, the HOA Board in conjunction with the Architectural Review Committee will



Bat box on north side of retention pond

approve the installation of a specific size of bat box should any homeowner decide to install any on their own property. Please go through the proper channels, and get approval in writing from the ARC. Boxes must be hung south facing, and cost is approximately \$20 at Lowes. More information will be on the website.

Voles-They aren't that cute...

Some residents found out that when the snow melted this spring, their yards looked like someone or something dug racetracks all through their lawn. Those tracks were caused by a mouse like animal called a Vole. Voles mainly live in fields, but in winter months when they are disturbed from construction, or if they lose their food source because the snow lies on the ground, they look for healthier grass elsewhere. Unfortunately, that meant some of our residents lawns. When spring comes they most likely move back to their normal habitat. If the damage is minor, it will usually re-heal with good watering and fertilizer. If the damage is extensive, you will need to replace the sod. If next winter the snow lays on your lawn for a long time, get a shovel and spread it out-that will discourage the Voles from making another visit next winter.



Vole (Meadow Mouse)

Fence Staining

Common area fences and any other fences that were previously stained will be re-stained beginning June 7th. Bob with BT Painting will be going through the neighborhood and re-staining all fences that were previously stained. This is the first time that this will be done since Summerlane Village was complete. Bob will be completing the work for the HOA, then will be glad to give out estimates to homeowners should they wish to stain any of the fence on their private property. Please contact Bob at the following phone number.

Please keep in mind that he will need to complete the common area fences before doing individual properties. Also keep in mind that if you make any changes to your fence, ARC approval is mandatory.

BT Painting

Bob

303-972-0680

Dog Rule Reminders

- The Rules of Summerlane Village require all pets to be on a leash while on the common grounds. This is not only a community rule, but a City of Littleton Law. Please keep your pets on a leash while outside your home.
- All pet owners are **REQUIRED** to pick up their pet waste immediately. This is becoming a growing problem along the common area trail. In an effort to allow all residents to enjoy our grounds, please be a responsible pet owner and pick up after your pet. There are pet waste stations located through out the property.



- Please make sure that your pet is not allowed to make excessive noise. This can become a nuisance to neighboring homes and is a violation of the covenants. Please do your part to not allow your dogs to bark or whine excessively in the community.

**Summerlane Village
HOA**

8555 W. Belleview Ave
G21-124
Littleton, CO 80123

E-mail:
info@summerlanevillage.com



Save the Date!!!



**Get out your cal-
endars!!**

June 14th-Community Ga-
rage sale!!!

Ice Cream Social-Date to
be determined

Community Barbeque-Date
to be determined

Community Motorcycle Ride-Date to be deter-
mined

More information will be posted on the website
at

www.summerlanevillage.com

Keep checking back for more information!!!
