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IMPORTANT DATES

New External Paint Policy

Proposed by the Board of Directors and pending ratification

As a way of sustaining home values in Summerlane Village, homeowners are responsible for maintaining the appearance and condition of their property. This policy addresses those homes in need of exterior paint maintenance.

Procedure

The community will be split into three groups and, during a predetermined period, the Architectural Review Committee (ARC), along with the Board of Directors, will inspect each group and, as necessary, issue a courtesy letter to inform the homeowner that their home is in need of external paint.

Policy

Because of the effort and cost associated with such an undertaking, the HOA's policy will differ from those currently in place for general maintenance requests. The ARC/Board will monitor homes in each group for paint that is fading or peeling, whether caused by weather or some other factor. Once a home is determined to be in need of paint, the homeowner will have one year from the date of the letter to complete the work, which should allow plenty of time to procure bids, budget costs, and hire a vendor

of their choosing. If after one year the home has still not been painted, the homeowner will be fined \$100 per month until the work is completed, for a maximum of six months. If after this six-month period the work has still not been completed, the HOA will hire a contractor to complete the work at the expense of the homeowner.

The general guideline for when a home will need to be repainted is every eight to 12 years, depending on factors like weather, paint quality, etc.

Additionally, a homeowner may choose to repaint their property at any time during their group's eight-to-12-year window. In this case, the ARC/Board will make note and the timer will be reset.

Groups

Group A (2014): S. Zephyr St.; W. Grand Ave. (west of South Yarrow Street)

Group B (2015): W. Layton Way (west of S. Yarrow St.)

Group C (2016): S. Wadsworth Blvd.; W. Grand Ave. (east of S. Yarrow St.); W. Layton Way (east of S. Yarrow St.)

Homeowner Education | June 5

7:00 p.m. to 8:00 p.m. at the Gazebo

Hosted by the HOA's law firm. Topics will include an overview of what it means to be part of an HOA, including the benefits; your responsibilities as a homeowner; architectural issues; and more. There will also be time for a Q&A session at the end of the session.

Community Work Day | June 23

Meet at 8:30 a.m. at the Gazebo

For the past three years, Summerlane Village has had a Community Work Day—every year has been a GREAT success and, hard work aside, has also been a lot of fun while helping to save the community a lot of money (which means lower dues)!

Please join the Board and your fellow neighbors as we replenish wood chips, trim trees, replace dead bushes, and clean up the community. Bring your work gloves, shovels, rakes, and enthusiasm!

Motorcycle Ride | July 15

Meet at 8:00 a.m. at the Gazebo

Friends and family are welcome! Please contact John Russell if you have any questions at (303) 972-9838.

Community BBQ | August 11

12:00 p.m. to 1:30 p.m. at the Gazebo

Come out and meet your neighbors! The HOA will provide hamburgers, hotdogs, buns, and drinks.

ARC News & Reminders

REMEMBER: If you are making *any changes* to the exterior of your home, beyond planting flowers, **you must submit a formal request and obtain approval from the ARC prior to starting the work.** Failure to do so will result in a \$100 fine and you may be asked to undo any changes that were made to your property.



ARC forms are available at www.summerlanevillage.com

SPRING INSPECTION: WEEK OF MAY 28TH

The ARC will be walking the neighborhood the **week of May 28**. Please review the following list so that you know what they will be looking for and so you can make any corrections prior to the walk:

Front Yard: Weeds or grass in rock, xeriscaping, flowerbeds, etc.; mulch or rock that needs to be replenished; lawns not watered or cut regularly; dead areas in lawns

Trees: Dead trees/branches; shooters growing out of the base of the tree

Fencing: Split in rails; general damage; missing slats or hardware

Exterior: Porches being used for storage; damage to siding; paint peeling on porch rails, trim, or flashing; damaged downspouts; rotting wood

EXTERIOR FENCE PAINTING: STARTING ON JUNE 16TH

The exterior, HOA-maintained portion of the community fence is scheduled to be re-stained from **June 16 through June 20** (and possibly through June 23 or June 24, if needed).

Please be mindful of the painters and be sure to keep your dogs locked up and your fences unlocked.

Additionally, if you would like to pay to have the interior section of your fence painted, you are free to contact Pro Tech

Painting, which is the firm the HOA has contracted with to complete the exterior work.

Pro Tech Painting (Curt)
(303) 601-0384

Please contact the ARC or the Board if you have any questions.

COMMUNITY FOCUS: LAWN MAINTENANCE

This year the Board and the ARC will be paying extra attention to weeds and wild grasses growing in residents' front lawns.

If your front lawn is having issues with either weeds or wild grasses, the HOA's recommendation is that you use Weed-B-Gone® to control the spreading of the growth and keep it from coming back.

Please remember: **you should never use Roundup® on your lawn**, as that will not only kill the unwanted growth, but will kill your lawn as well.