



Summer 2019



"To plant a garden is to believe in tomorrow." — Audrey Hepburn

Summer Newsletter

The weather has been a rollercoaster lately, so it must be summer in Colorado. In this issue, we'll provide HOA updates, share reminders about the ARC, highlight the HOA's financial results through June, and discuss the upcoming HOA community walks.

We also wanted to address the HOA landscaping. As you've likely noticed, the HOA landscaping is not looking great these days. There are weeds in the rocks, certain areas have not been watered (causing a lot of stress on the grass), and the southern facing hill on the north side of the retention pond has major damage. This past year, we've seen a major drop off in the quality of our landscape provider, which resulted in all of these problems. On July 1st, we gave the current provider a 30 day termination notice (as required by our contract) and hired a new provider effective August 1st. The new landscape company comes highly recommended from other HOA's, and should be a major improvement compared to where we are today. They are already helping with the irrigation system, and will address the other problems starting August 1st.

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 August

See inside for more Information

Ice Cream Social

Date and Time TBD

Location: Gazebo

Landscape Provider Change

Effective August 1st

Third Quarter Board Meeting

Date: TBD in September



General HOA Updates

Below are a few items to note this summer:

- This week we have a vendor out to repair almost the entire HOA electrical and lighting system around the gazebo and down Yarrow St. We hired them to do an initial assessment, and they found 19 of the 30 lights were not operational due to damaged wiring or electrical components, so they're fixing all of that and replacing all the bulbs with modern LED lights. This will greatly improve the appearance of the community at night and add much needed lighting to areas of Yarrow that have been dark for years.
- We are planning a community ice cream social for later this summer, so be on the lookout for more information. We will share the date and time via email and on www.summerlanevillage.com
- Please remember to keep your trash and recycling bins out of view, other than as allowed per the 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.
- 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.
- As of the end of June, the HOA has over \$102,000 in reserves, and year to date we're doing better than budget due to lower than anticipated expenses and timing of certain costs. The electrical work noted above will cost approximately \$6,200, and will be taken out of the reserves. This includes all the work to diagnose our problems, repair all the damaged wiring, and replace all the bulbs. This is a long needed project, and we felt that using reserves would be appropriate. The costs associated with some of the landscaping repairs will also likely come out of the reserves, and we'll know more in the upcoming month. We're in a great financial position, and our reserves allow us to make improvements and enhancements to the community.

ARC & Board Walkthrough

During early August, 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 or damaged paint, including the siding and trim
- 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

