



Winter 2017

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“Winter is the time for comfort, for good food and warmth, for the touch of a friendly hand and for a talk beside the fire: it is the time for home.” — Edith Sitwell

## Winter Newsletter

Our Annual Meeting was held on November 14th. Many thanks to all those that attended, and those that provided proxy votes for the Board election. We discussed the 2017 budget, and the Board answered questions about 2016 spending, including the use of the reserve account. The 2017 budget was approved by the Board. Two Board seats were up for election, and only two members of the community volunteered, Pat McClure and Curt Fitt. As two people ran for two positions, both were elected without the need for a vote. Many thanks to Curt and Pat for their work over the years and continued service to Summerlane Village!

Our next Board Meeting is Tuesday, March 21st at Southern Gables Church. We will review the covenant updates again, as we did not have enough votes to update the covenants at the November meeting. More on this later in the newsletter.

We've had a few snowstorms this year, and they've been followed-up by very cold temperatures, so thanks to everyone for doing a great job clearing your sidewalks this winter. As a reminder, all front sidewalks must be shoveled within 24 hours after snowfall has stopped. Sidewalks must be kept free of ice at all times, including runoff from the driveway or elsewhere on the property. Keesen, our landscape management company, handles snow removal for the HOA common areas, which generally include the areas around mailboxes, the east-west path connecting Zephyr and Layton, the long path along the wetland area behind Layton, and many of the sidewalks at the community entrances. They are paying extra attention to the paths that don't get direct sunlight, to ensure everyone's safety.

As always, feel free to email us: [Board@summerlanevillage.com](mailto:Board@summerlanevillage.com) and we hope to see you at the Board Meeting in March!

### UPCOMING EVENTS

#### **Board Meeting**

**Tuesday March 21th  
7:00pm**

**Southern Gables Church  
4001 S Wadsworth Blvd  
Littleton, CO 80123**

### Agenda Topics

**Covenant Update**

**Summer Events**

**Open Discussion**



## Snow Removal Safety Tips - Courtesy of the National Safety Council

### Keep yourself safe from injury by taking these precautions:

- Individuals over the age of 40, or those who are relatively inactive, should be especially careful.
- If you have heart trouble, do not shovel without a doctor's permission.
- Do not shovel after eating or while smoking.
- Take it slow! Pace yourself. Be sure to stretch out and warm up before taking on the task.
- Do not pick up too much at once.
- Lift with your legs bent, not your back. Keep your back straight.
- Do not work to the point of exhaustion. If you run out of breath, take a break.
- Dress warmly.

### Snow Blower Safety

- If the blower jams, turn it off.
- Keep your hands away from the moving parts
- Do not drink alcohol and use the snow blower
- Be aware of the carbon monoxide risk of running a snow blower in an enclosed space
- Refuel your snow blower when it is OFF, never when it is running

## ARC Update

The winter is a slow time for the ARC, but the spring will bring an increased number of requests. As a reminder, we keep an updated list of ARC Guidelines at [www.summerlanevillage.com](http://www.summerlanevillage.com) under the Resources section. The guidelines explains when an improvement, addition, or modification to your property or house needs approval, any rules about those requests, and other helpful information.

If you have a question about a request, the best place to start is with an email to the ARC, and they will answer your question before you start your project. They can be reached at [ARC@summerlanevillage.com](mailto:ARC@summerlanevillage.com)

The ARC is always looking for new members looking to volunteer, so email [Board@summerlanevillage.com](mailto:Board@summerlanevillage.com) if you're interested in joining.





## Community Meeting - Results and Update

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On Monday November 14th, we held our Annual Community Meeting and Board Elections. Many thanks to the Southern Gables Church for continuing to host the meeting, and allowing us to use their welcoming space.

The Board reviewed the budget with homeowners, and answered a number of questions related to the HOA reserves and financial situation. The Community appreciated that the HOA is well funded, and asked if there were plans to either refund any dues or change the monthly assessment. In 2014, we completed a reserve study, which noted our reserves were considered strong, with a very low likelihood of needing a special assessment in the future. The reserves are used for major capital projects, such as the HOA fencing, significant new landscaping, any new construction, and maintenance of common property such as the gazebo, walkways, and the retention pond. In recent years, we slowed down the monthly contribution to reserves, as other operating costs have increased. For example, the monthly dues have not changed in almost 10 years, while the cost of services charged by our vendors typically increases each year with inflation, between 1% and 3% per year. We are also investing in the community with improved landscaping, higher quality fence staining, and enhanced services such as the community dog waste stations and garbage cans. At this time, and after consultation with our HOA attorney, we do not have a plan to reduce or refund any of the monthly dues, but will continue to monitor our financial situation, while keeping the interests of all homeowners in mind.

During the meeting, a number of community members volunteered to look into new ways to enhance the community, with the goal of increasing home values. One idea was a new or upgraded playground, and another was to replace our current wooden HOA fencing with a more permanent composite material that would require less maintenance in the future. The community also discussed improved weather protection and lighting around the mailboxes. The Board will work with members of the community to research these projects in 2017.

In addition to the budget discussion, we held elections for two Board positions. Curt Fitt and Pat McClure both finished out two year terms, and their seats on the Board were open. Curt and Pat both ran for re-election, and nobody in the community ran against them. As Curt and Pat were the only two residents running for two Board positions, they were both re-elected for another two year term, ending in November 2018.

The last matter of business was to review proposed updates to the HOA by-laws and Covenants. The updates were primarily based on making the documents more current, by removing references to the original homebuilder, and allowing for electronic communication from the HOA to homeowners. Each document has a different set of rules for updates and approvals. Changes to the By-Laws require a majority vote at a meeting in which 20% of the community is in person or represented via proxy, while changes to the Covenants require an affirmative vote of 67% of the total community. During the November 14th meeting, more than 20% of the community was represented, and the community voted to approve the changes in the By-Laws. With in-person and proxy representation, we did not reach 67% of the community in order to approve the changes to the Covenants, so that will be revisited at the March Board meeting. If you did not vote, in person or via proxy, at the November meeting, this is your opportunity to vote again.



# Welcome to the Neighborhood!



Since the last newsletter, one house in the community sold, so help us welcome our new neighbors at 7873 W. Layton Way

We didn't have as much activity this year as the previous two, and the Denver real estate market remains tight. Interest rates have risen, and are expected to rise again in 2017, but this hasn't hurt the Denver market. A steady influx of new people moving to Denver and Colorado, and strong job growth continues to help bolster housing prices. In recent years, Summerlane Village benefited from the remodel of Southwest Plaza, excellent rankings of local schools, investment in new businesses such as Trader Joe's, and continual infrastructure improvements to local roads.

Many thanks to everyone in the community for keeping your houses and property looking terrific, and being so welcoming to our new neighbors.

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## Recycling Services

You may not know, but recycling services from Waste Management are included as a part of your HOA dues. Recycling pick-up is the same day as regular trash pick-up, but every two weeks instead of weekly. You can contact Waste Management at (303)797-1600 or [cscolorado@wm.com](mailto:cscolorado@wm.com) to request your recycling bin. If you want, you can ask for a large recycling bin (the same size as the trash bins), they are included in our HOA dues. The following can all be recycled, and as a reminder, all items should be rinsed and clean:

Aluminum cans and clean aluminum foil, steel or tin containers, glass bottles and jars, plastic containers that are labeled #1-#7, office paper, junk mail and newspaper, newspapers, brochures, catalogs and magazines, envelopes, sticky notes and folders, cardboard, cereal boxes, and paper board.