

SummerLane Village Newsletter

Fall 2022



CONTACT US

Advanced HOA Management provides accounting services only. You may reach Client Services at clientservices@advanchoa.com

Contact the board for requests such as, maintenance, violations, meeting information and general community information.

Board@summerlanevillage.com

Please contact the Board if interested in joining the ARC. We need your help.

CURRENT BOARD AND ARC

CURRENT BOARD

Alvin Pastrana, President
Curt Fitt, Vice-president
Liz Hofmann, Secretary
Harry Fleury, Member at Large
Sue Rossberg, Member at Large

CURRENT ARC

Steve Coble
Mike Ferguson

THERE ARE TWO BOARD POSITIONS UP FOR ELECTION DECEMBER 2022

If you are interested in serving on the Board, please send a short email to the board expressing your interest. Plan to attend the Annual Meeting to participate in the election and share with your neighbors your desire to serve on the board.

The following neighbors are currently serving on the board and plan to run for reelection:

Sue Rossberg, Member at Large

Curt Fitt has decided to *not* run for re-election leaving the Vice-President as an open seat.

Your Board At Work 2022

Planned and Unplanned Projects

- Community Fencing replaced, stained, and repaired by outside contractors
- Fencing stained by a community workgroup
- Downed Tree removal by outside contractor
- Clean up of the Retention Pond by outside contractor

Spring Snow



***Wind Storm last December
required extensive Fence Repair.
Water leak occurred forcing
sprinkler repair.***



MAINTENANCE

AS OUR COMMUNITY AGES

The Architectural Review Committee Needs Your Help. Respond to requests for paint and other homeowner projects. The ARC helps to maintain the appearance of our neighborhood keeping home prices high.

If you have a skill that would be helpful to keeping SummerLane Village attractive shout out and volunteer

Regular upkeep of the Retention Pond, Before and After.



ANTICIPATED PROJECTS

2023

On Going Maintenance Projects

- Repair and repaint the Gazebo
- SummerLane Village Sign on Wadsworth replacement
- Ongoing Fence repair and paint. We are hopeful that community volunteers can complete some of this work

In order to keep expenses under control over the years volunteers have supported the community by completing repairs allowing us to save money. Please reach out to Board@Summerlanevillage.com to volunteer your time and expertise.

Budgeting For 2023

Annual Meeting Preparation For
November 30, 2022

Increasing Costs

As we all know, The Homeowners Association is responsible for maintaining the standards of appearance and safety of our neighborhood. This includes the cost of maintaining the common areas, utility charges, maintenance of the association's structures, fencing, walkways, insurance, administration and accounting and any other expense necessary for the operation of the homeowners' association.

The board and ARC members volunteer their time as do other community members who contribute their efforts. Last year, after years holding our monthly dues steady with no increase, we found it necessary to increase dues from \$50 to \$60 per month to cover increased costs and balance the budget.

While working on next year's budget together with Advance HOA Management, it has become clear that we cannot avoid an increase in dues for 2023. Inflation and increased costs have impacted all of us and that includes the overall management and maintenance of Summerlane Village.

The board has therefore agreed an increase in dues is needed from \$60 to \$70 per month effective January 1, 2023. The budget will be reviewed at our Annual Homeowners Association Meeting on November 30th.



Waste Management

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 to request your recycling bin. 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.

HOA Trash Can Policy

Please remember to keep your trash and recycling bins, 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 day after pickup, and stored out of sight.

The Goal of your HOA board is for the community to remain well maintained allowing for increased property values.

When a problem is observed or reported to the board you will receive a letter asking you to follow the policy. This letter is followed by fines when the observed problem persists.

HOLIDAY DECORATIONS

Just a reminder, the community approved updated Covenants a few years ago, partially to address holiday decoration rules. The updated covenants address holiday decorations as follows: "Lot Owners shall not install exterior holiday lighting and decorations earlier than thirty (30) days prior to such holiday and shall remove such lighting and decorations not later than one week after the date of the holiday. Winter holiday lighting and decorations may be installed starting the weekend prior to the Thanksgiving holiday and shall be removed by January 15." • Please be sure to have your Halloween decorations taken down by November 7th. We've seen some great decorations so far!

Home Project Thoughts

We all know that our community is aging, and what that means. In our community some of these projects are community projects, shared homeowner projects and personal projects. Here are some thoughts.

VENDOR LIST

A list of vendors that have been used by community homeowners can be found on the SummerLane Village website. This list was updated in January 2022. If anyone has used a vendor and wants the name included on the list, please submit the name and contact details to Board@summerlanevillage.com

Outfacing Fence Stain

The “Tan” color stain used on the outfacing sides of fences and gates can be found on our website with references to the Home Depot and Sherman-Williams brands at the following link: http://www.summerlanevillage.com/images/HOA_Fence_Stain.pdf

If anyone needs a sample for matching to other stain brands, please contact Harry Fleury at HarryFleury@comcast.net

Fencing Between Neighbors

Who is responsible for shared privacy fencing between neighbors? The answer is, **the owners of the adjoining properties separated by the fencing**. This means any cost for replacement or repairs needs to be shared by each owner.

For additional information the following links provide more information.

<https://www.findlaw.com/realestate/neighbors/neighbor-fence-disputes.html>

<https://statelaws.findlaw.com/colorado-law/property-line-and-fence-laws-in-colorado.html>

Our Thanks to Curt Fitt who has worked tirelessly as the Board Vice President keeping the best interests of the community at the forefront of his efforts. All your hard work has been appreciated. He has chosen not to run for re-election.

SummerLane Annual Meeting

November 29, 2022 6:00 pm

Foothills Bible Church

6100 S. Devinney Way

Littleton, Co 80127

PAINT BOOK PROJECT

BETWEEN COVID AND OTHER ISSUES THE PROCESS OF UPDATING THE PAINT BOOK HAS STALLED.

IF YOU ARE INTERESTED IN HELPING, PLEASE CONTACT US.

An online account with Advance HOA allows you to 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. We encourage homeowners to set up an email address in order to receive communications. Email clientservices@advancehoa.com or call 303-482-2213 to get your account established and profile updated adding an email address.

