

Views From The Summit

The Summit Mutual Amenities Association
Neighborhood Newsletter for August 2007

Dear Residents,

The Board hopes everyone is having a fun and safe summer. It's hard to believe students will be returning to school soon. We want to welcome all new residents to The Summit. This is a brief newsletter from The Summit Mutual Amenities Association (TSMAA) to help keep everyone informed about our home owners association (HOA).

Position Available on Board of Directors

We are looking for someone to please fill a vacant board position for the remainder of the term. Interested parties should submit a brief bio to the management company (contact info listed at end of newsletter). It would be nice to have someone from Summit II since that part of the neighborhood has not had a board member for several years. However, all candidates would be appreciated and fully considered with the remaining two board members making the final selection. We currently have a very good manager in place and the new board member will find it easy to quickly come up to speed and get involved with the community. This is your chance to help the neighborhood and shape its future.

Summit Garage Sale

The Summit garage sale was held in May. Many families participated and the event was a huge success. If you missed it, the next garage sale is scheduled for October. The Association will take a newspaper ad to promote the event. Until then, it is preferred that people not have individual sales. This cuts down on the number of outside people coming into the neighborhood as recommended by the SAFFE police officer.

Summit Wall along Hardy Oak

As you may have noticed, the brick wall was recently damaged during an accident. The responsible person is known and their insurance company has been contacted. Repairs are complete and this incident did not cost the HOA since it will be billed back to the person's insurance. It does however remind us to please be careful and follow the posted speed limit when driving on Hardy Oak Blvd. This makes several times that the wall has been hit by a vehicle in recent years.

Collection of Dues

As requested during the annual meeting last year, the Board is providing periodic updates on the status of overdue accounts. We are pleased to report that MP of Texas has done an outstanding job of bringing collections up to date. There are only 11 accounts that owe more than \$100 in past dues. Thanks to everyone else who pay the dues on time and helps the Association.

Deed Violations

A homeowner recently sent an email to the Board asking what the HOA is doing about houses on his street that do not follow the covenants and restrictions of the neighborhood. They expressed frustration at some of the conditions surrounding them.

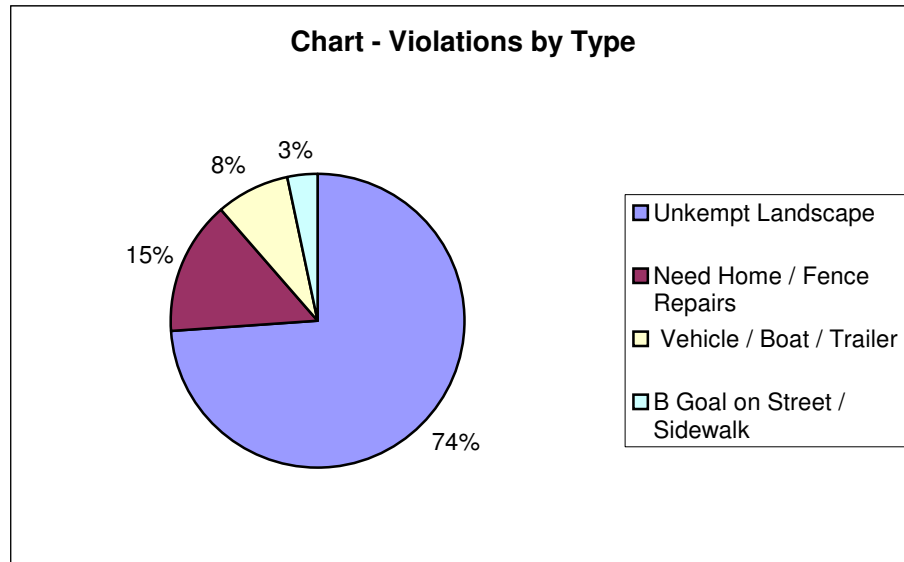
First, if illegal activity is taking place, everyone is encouraged to call the San Antonio Police Department immediately. In addition, if City code violations are noted, everyone should call 311 to report them.

Our management company (MP of Texas) performs monthly inspections of The Summit. If violations are found, these are noted during their drive. If these problems persist during the next inspection, then a letter is

sent to the homeowner requesting that action be taken. Additional letters are sent as needed until the problem can be resolved. It is up to the homeowners to please cooperate and take care of their homes.

The last inspection occurred on July 11, 2007, and more than 60 violations were noted. That means that about 1 in 5 or 20% of the homeowners are not taking proper care of their property. One area that needs immediate improvement is not storing boats, trailers, jet skis, inoperable cars, etc. on the street or in driveways. However, the large majority of these problems were unkempt lawns.

There were five basic types of problems as shown in the pie chart below. The categories are arranged in descending order with “unkempt lawns” at 74% and “basketball goals” at 3% of the noted problems.



Lawns should be an easy area to improve on by simply mowing more often. With all of the rain we have been blessed with this summer, lawns should be mowed and edged at least once per week. Weeds should be removed from lawns, flowerbeds, and sidewalks. Bushes and trees need to be trimmed. Brush and other debris should be removed and not stored around the house. For next month, we hope to see a marked improvement in the condition of the lawns and that there will not be any more boats and trailers stored on the streets or driveways.

Stray Animals

The board received an email recently expressing concern about the number of stray animals in the Summit II area. They reported that two families have had their cats attacked and wounded or killed due to stray dogs. They are very concerned about the safety of the neighborhood children as well. We are all familiar with recent news stories about pit bull attacks in San Antonio killing people. The owners were found responsible and the dogs were euthanized. Lawmakers are working on stiffer penalties for dog owners. Insurance carriers may cancel home policies if dangerous dogs are being kept in town.

The first step in curbing these events is for owners to properly confine their pets (dogs & cats). Animals should not be out of their yards unless on a leash. The City limits how many animals can be kept at a home and requires annual vaccinations and licenses to be up to date. Stray animals without collars or tags should be reported to the City animal control by calling 311.

Landscape Company

During the last year, The Summit has not had good luck with landscape companies. The former company did not provide the level of service we expect for The Summit and was subsequently terminated. Therefore, a new company is currently being selected that should be reliable and provide entrances that are attractive.

Keeping Harmony in the Neighborhood by Lora Reynolds – Special to Neighborhood News

[This article originally appeared in the Stone Oak Newsletter, and we thought it appropriate to reprint it here.]
When you chose to live in a subdivision with houses that are built fairly close together, and where restrictive covenants and City codes dictate what you can and cannot do on or to your property, it really pays to be a good neighbor. Everyone gets along better, property values are not at risk, and a sense of community is formed out of pride, not anger.

Here are some common complaints neighbors have about each other that they may not discuss face-to-face with the offending party. If you realize that you may be guilty of any of the following, it's a good idea to take steps to remedy the situation immediately.

- ✓ Yards are not well maintained, mowing, edging, trimming, weeding, and removal of dead vegetation.
- ✓ Visibility at corners is reduced due to cars parked in the street or overgrown shrubbery.
- ✓ Boats, RVs, and trailers are parked in driveways or on the street.
- ✓ Fence is in need of repair [or graffiti needs to be removed from fence].
- ✓ Portable basketball goals on the street.
- ✓ Barking dog is left unattended in the yard for hours at a time by owners.
- ✓ Dog owners don't clean up after their dogs when walking in the neighborhood.
- ✓ Dogs and cats are allowed to run freely in neighbors' yards.
- ✓ Garbage cans are left on the curb, driveway, or in front of the house.
- ✓ Residents empty water from their pools or hot tubs into the street.

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