



Views From The Summit

The Summit Mutual Amenities Association
Newsletter for December 2007

Dear Residents,

Greetings to all residents of The Summit I and Summit III! This is a brief newsletter from The Summit Mutual Amenities Association to keep everyone informed about our Home Owners Association (HOA).

Update from Annual Meeting

Our annual meeting was held on Thursday, Nov. 8, 2007, at Falcon Bank. Unfortunately we did not have a quorum and were unable to conduct the required business for the HOA. The attending homeowners requested a second meeting.

HOA MEETING – JANUARY 15, 2008

The HOA will be meeting on Tuesday, January 15, 2008 at 7:00 p.m. at Falcon Bank in the community room accessible at the back of the bank building. Willie Ng, the SAFFE officer from SAPD, will be at the meeting to talk about crime prevention in our neighborhood. We encourage each of you to attend and to please gather proxy votes from your neighbors so that a quorum can be established.

There will be a vacancy on the board of directors and elections will be conducted at this meeting to fill this position. Nominations and volunteers for this position will be accepted from the floor. Troy Feese has served on the board for 5 years and his term expires at the end of 2007.

Budget for 2008

The 2008 budget has been approved by the board of directors and is included with this newsletter. The Board of Directors voted to raise the assessments from \$162.14 to \$178.00 per year. This increase will mostly be used for the reserve funding and for the landscape budget that has increased by 22%. Improved landscaping has enhanced the neighborhood, and we have noticed other homeowners are taking better care of their lawns.

The HOA delinquency rate has been significantly reduced thanks to the concerted efforts of MP of Texas. They have collected most of the outstanding dues and continue to aggressively work with the remaining overdue accounts.

Summit Volunteers

Christmas decorations have been placed in the entrances again this year. Special thanks to Alice Vida for purchasing the new items. The HOA relies on volunteers for this type of activity during the year. Anyone wanting to participate is encouraged to contact a board member.

Increased Communication

The board meets at regular intervals, which are open to the homeowners. These meetings are held on the 3rd Tuesday of each month at 7 p.m. at Falcon Bank, but are subject to change if the board members are out of town on business trips. Please send your name and email address if you would like to be included in future electronic correspondence. Email will not be used for spam or other non-HOA purposes.

Property Manager Debbie Moses Management Professionals of Texas 7613 Tezel Road San Antonio, Texas 78250 Phone (210) 523-1320 Fax (210) 523-0381 MPOTEX@SWBELL.NET	Summit Mutual Amenities Association Board Members: Troy Feese, President president@summitmaa.com George Oestreich, Vice-President vp@summitmaa.com Jane Pauley-Flores, Secretary/Treasurer sec@summitmaa.com Committee Members: Jesse Flores, Summit Representative for Stone Oak Advisory Website www.summitmaa.com or www.summitatstoneoak.com
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THE SECOND MEETING FOR THE MEMBERS OF
THE SUMMIT MUTUAL AMENITIES HOMEOWNERS ASSOCIATION, INC.
7613 Tezel Road
San Antonio, Texas 78250
(210) 523-1320 Fax (210) 523-0381

December 14, 2007

The Second Meeting for The Summit Mutual Amenities Homeowners Association, Inc. will be held on Tuesday, January 15, 2008.

- a. Call to Order & Introduction
- b. Proof of Notice and Verification of Quorum (1/10 ownership of the lots)
- c. Approval of the 2006 Annual Meeting Minutes
- d. Election of Directors (1 Director for two-year term)
- e. Adjournment

The Second Meeting of The Summit Mutual Homeowners Association, Inc. will be held as follows:

DATE: Tuesday, January 15, 2008
TIME: 7:00 P. M. (Registration 6:45 P.M.)
PLACE: Falcon International Bank
19230 Stone Oak Parkway

In order to conduct official business, a quorum of 29 lots must be present in person and/or by proxy. All members are cordially invited and **urged** to attend. In the event your assessments are not current, you will not be eligible to vote. You may pay your assessments at the meeting.

Your proxy is important, not only to elect your representatives on the Board of Directors, but also to show that a quorum was present for our second meeting. If a quorum is not present at the meeting, further meetings will be called (with reduced quorum requirements), until a quorum is present.

In the event you are unable to attend the Second Meeting, please complete the below proxy/ballot and send it to the second meeting with your neighbor, or mail it to the address listed above.

PLEASE NOTE: EXTRA PROXY/BALLOTS WILL NOT BE PROVIDED AT THE MEETING. PLEASE BRING YOUR PROXY/BALLOT WITH YOU.

The proxy/ballot will be separated at the second meeting to insure the voting is conducted in accordance with the By-Laws secret ballot vote.