



Views From The Summit

The Summit Mutual Amenities Association
Newsletter for October 2006

Dear Residents,

We hope you had a nice summer. We welcome all new residents to The Summit and Summit II. Our neighborhood is comprised of 285 homes, which make up The Summit Mutual Amenities Association. This is a brief newsletter from the HOA to keep everyone informed about our neighborhood.

Annual Meeting for The Summit and Summit II

Wednesday - Nov. 1, 2006

6:30 PM at Falcon International Bank

19230 Stone Oak Parkway, San Antonio, TX 78258

Please plan to attend the annual meeting. Signs will also be posted in the entrances as a reminder. We need to establish a quorum (at least 29 homeowners in good standing) to perform the required business for the HOA. Therefore, please remind your neighbors to come or bring their proxies to the meeting if they are unable to attend. Proxies were mailed with the original meeting announcement and can also be returned to the property management company before October 30th.

The Board has selected a new management company to replace Spectrum Association Management. This is your opportunity to meet the new manager, Debbie Moses of Management Professionals of Texas. We have also requested that the SAFFE officer from SAPD talk about crime prevention.

We noticed that many families participated in National Night Out this year. We would like to discuss the possibility of holding a neighborhood wide picnic in Hoyler Park in the spring and start planning for next year's National Night Out. These are good ways for neighbors to meet each other and have fun.

Two board positions are up for election, so it is important that everyone attend this annual meeting. The 2007 budget will be presented at the meeting. The board has voted to raise dues by 10% in order to continue building the necessary reserve funds for the wall and park as called for by an independent audit.

The Summit is under new management!

The board of directors is pleased to announce that Management Professionals of Texas (MP of Texas) was selected to replace Spectrum Association Management effective September 1, 2006. This change was necessary to maintain the high quality of service that the homeowners expect in our community. Ms. Moses comes highly recommended by the Redland Ranch HOA and manages surrounding properties such as The Oaks of Sonterra.

Property Manager

Debbie Moses, E-Mail MPOTEX@SWBELL.NET

Management Professionals of Texas
7613 Tezel Road
San Antonio, Texas 78250
Phone (210) 523-1320, Fax (210) 523-038

Duties of the manager include:

- Maintenance of homeowner's accounts
- Preparation of association bills
- Preparation of annual budget
- Preparation of annual meeting notice/proxy
- Preparation of monthly reports for the Board of Directors
- Response to all correspondence and calls from owners, tenants and vendors
- Obtain proposals for contracts and maintenance items for the Boards Review
- Delinquent accounts and deed restrictions

The neighborhood will be inspected once per month by MP of Texas. Violations will be noted and recorded first time offenses. Then, if the violation is still present during the next month's inspection, a courtesy letter will be sent to the homeowner asking that the situation be corrected. If necessary, further action would follow if the request is not complied with in the stated time period.

Purpose of the HOA – To Maintain the Neighborhood

The Summit is approximately 20 years old. Therefore, it is important that everyone try to keep the neighborhood attractive. There are three basic principles that the HOA requested that people follow.

1. Follow the Rules

- Read and abide by the CC&Rs.
- Seek approval from the ACC prior to starting home improvement projects, building a shed, etc.
- Pay the dues in full and on time.

2. Maintain Your House

- Keep bushes and trees trimmed. Keep lawns mowed and edged. If you live next to The Summit's brick wall long Hardy Oak, please keep vegetation away from the wall to help prolong the life and minimize repairs. Do not allow vines or tree branches to grow on wall since this could deteriorate the mortar.
- Kill and remove weeds in cracks of sidewalks, curbs, driveways, and streets.
- Clean exterior of home and paint when necessary. Replace roof shingles, gutters, and window shutters if damaged. Remember that color changes must be approved by the ACC.
- Repair or replace fences as needed. Remove any graffiti from fences, walls, or mailboxes.
- Pressure wash driveways and sidewalks to remove dirt and oil stains.

3. Be a Good Neighbor

- Kept track of your pets. Have them vaccinated and licensed. Don't allow dogs to bark constantly especially during the night and disturb neighbors. Report strays to San Antonio Animal Control.
- Don't store brush, trash or debris in the yard or around outside of home. Trash containers should not be placed at curb until trash days (Tuesday and Friday).
- When possible, please park cars in driveway. Storage of non-operable vehicles is not allowed on the street. Abandoned or improperly parked vehicles may be ticketed and towed by SAPD. Also, storage of boats or campers is prohibited in driveways and on the street.
- Basketball goals should be set back 25 ft. from street. Portable goals must not be left on the sidewalks or street for safety reasons.
- Be courteous to your neighbors. Communicate with each other to resolve any potential conflicts.

Note that members of this community also live in Stone Oak and San Antonio. When issues occur that can be handled by these other entities and authorities, Summit MAA will defer to them.

Architectural Control Committee

The ACC is the only permanent committee designated in the Summit bylaws. As property owners in the Summit, we have agreed to abide by the rules and regulations, which were set forth 20 years ago. If you didn't receive a copy from your realtor at closing, please contact MP of Texas for a copy. An electronic version can also be downloaded from the Summit website (www.summitmaa.com).

The purpose of the ACC is really to help the home owners properly interpret these rules. By submitting plans for improvements before they are started, the ACC can clear up any misunderstandings before it is too late. This is intended to protect the value of our property.

House Prices in The Summit

In May 2005, we reported that house prices were on the rise. Last year, a one-story 2124 sq. ft. home in The Summit sold for the full asking price of \$164,900 the first day it was on the market. Earlier this summer that same model and size house sold in one day for \$204,000. That is a 23% increase in one year. Don't let anyone tell you that your house should sell for less than the surrounding area.

Many lots in the Summit are above average size and have mature trees making them very desirable. There are now four elementary schools in Stone Oak and a second middle school (Lopez) will be opening next year. These high quality NEISD schools continue to make The Summit attractive to people wanting to move into Stone Oak.

The Summit is a great neighborhood and a wonderful place to live. Let's all do our part to keep it beautiful and a safe place for our kids to play and grow.

Summit Website

Check out The Summit website, which is continuing to be developed. There are downloadable documents, forms, meeting minutes, and previous newsletters.

www.summitatstoneoak.com or www.summitmaa.com

Anyone interested in being added to our email list, working on the website, or writing a newsletter, please contact Troy Feese (president@summitatstoneoak.com).

Board Members

At the beginning of the summer, officers Doug Watson and Corey Luhrs moved to others cities and were no longer able to serve on the Board. We thank them for their years of service.

Fortunately, we were able to find two new Board members. Jane Pauley-Flores is a new resident, but she has already jumped in to help with the ACC and the Board. She has valuable experience with property management. Dr. Ivor Young has also agreed to serve on the Board. He is an original homeowner in the Summit and has previously served on the ACC and as President. Both of their terms will be up at the end of October.

Email Addresses

Troy Feese	President	president@summitatstoneoak.com
Dr. Ivor Young	Vice-President	vp@summitatstoneoak.com
Jane Pauley-Flores	Secretary / Treasurer	sec@summitatstoneoak.com

