



# Views From The Summit

Summit Mutual Amenities Association (MAA)  
Newsletter - September 2005

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Dear Residents,

It sure seemed like a short summer and the school year is now in full swing. I know everyone is busy, but we are asking Summit homeowners to please attend the Annual Meeting this year. Try to bring proxies from your neighbors that are unable to attend. This is very important so that a quorum can be established and a new board member elected. Troy Feese, the current president, has served on the board for 3 years. His term is up in October.

The board has been working hard since last year on several key points which will be covered at the meeting. The primary goal for this board has been to improve the neighborhood.

## **Summary of 2005**

The landscape budget was increased for 2005. You may have noticed the entrances have more flowers beds than before. Much of this work was performed by Alice Vida and other volunteers from The Summit. Lights and sprinkler systems are now checked monthly and repaired as needed. Sprinkler head are adjusted to keep landscape alive in the summer heat. All common areas of The Summit and the grass around the water pump station are being mowed regularly to prevent tall weeds from growing.

Money was spent repairing vandalism. The basketball goal and portions of the fence and tiles were replaced at the SportsCourt. Broken lights and net frames were removed. A section of the fence in the park had to be replaced. A new gate was added. Broken parts on the playground are being replaced. Mold and dirt will be cleaned off the playground equipment with pressure washing.

The board has also been trying to improve communications with the community. We understand that there are always new families moving into the neighborhood. We hope they feel welcomed and are also aware of the HOA and covenants governing the neighborhood. Several newsletters were sent out this year. In addition, The Summit has a website:

[www.summitatstoneoak.com](http://www.summitatstoneoak.com) or [www.summitmaa.com](http://www.summitmaa.com)

These websites have information such as the covenants, which can be downloaded for free. In addition, each board member and the manager has an email address.

Troy Feese	<a href="mailto:president@summitatstoneoak.com">president@summitatstoneoak.com</a>
Doug Watson	<a href="mailto:vp@summitatstoneoak.com">vp@summitatstoneoak.com</a>
Corey Luhrs	<a href="mailto:sec@summitatstoneoak.com">sec@summitatstoneoak.com</a>
Diane Munoz	<a href="mailto:manager@summitatstoneoak.com">manager@summitatstoneoak.com</a>
	or <a href="mailto:dmunoz@procomm-mgmt.com">dmunoz@procomm-mgmt.com</a>

The manager has been performing monthly inspections of the neighborhood. Letters are sent when violations are noticed. You may have noticed that this effort has been stepped up from

years past. Please do your best to keep your home and lawn in good condition. With homes ranging from \$150,000 to \$1.5 million in the Stone Oak area, expectations are high.

Some common problems that we are running into include:

- 1) Lawns that are not mowed, trimmed, and watered. Vegetation that is growing on the Summit brick wall along Hardy Oak. Weeds growing in cracks of sidewalks and curbs.
- 2) Exterior of homes that have broken windows, falling gutters, rotted trim boards, mold or peeling paint.
- 3) Broken or rotten fences that need repair. Graffiti should be removed from fences.
- 4) Storing brush, trash or debris in the yard or around outside of home. Trash containers should only be placed at curb on trash days (Tuesday and Friday).
- 5) Try to park cars in driveway instead of the street when possible. Storage of non-operable vehicles is not allowed on the street. Abandoned vehicles may be ticketed and towed away by SAPD. Also, storage of boats, trailers, and campers is prohibited in driveways and on the street.
- 6) Pressure wash driveways and sidewalks to remove dirt and oil stains.
- 7) Basketball goals should be set back 25 ft. from street. Portable goals must not be left on the sidewalks or street.
- 8) Stray dogs and cats. Barking dogs, particularly at night time when left outside.

Remember that improvements such as fences, sheds, new color paint, etc. need to be approved by the ACC prior to starting the project. Enough time must be allowed for review.

### **Look Ahead to 2006**

Topics of discussion for the meeting this year will include the budget for 2006 and future plans for The Summit. The proposed budget has been included with the meeting announcement. It is the board's opinion that the annual dues be increased by 10% for 2006 so that the neighborhood can be improved and properly maintained. As a cost cutting measure, the board is also looking at changing from quarterly billing to an annual basis. This will save on mailings and postage. As proposed, the assessment for 2006 would be due on Jan. 1, 2006. However, homeowners would have until the end of March to pay without penalty. After March 31, the payment would be considered late and a 10% fee would be added.

The wall and park equipment areas are getting old and will need to be replaced in a few years. The accounting firm that audits The Summit has recommended that specific reserve funds be setup for the wall and park. Hopefully, these reserve funds will contain enough money to replace items when necessary. The goal is to continue adding \$5000 per year to the wall fund and \$5000 per year to the park fund.

We are thankful for the homeowners that participated in The Summit work days this year. We were able to accomplish quite a bit at the entrances by buying plants and materials directly and not using the professional landscaper. Unfortunately, only a very small percentage of the 285 households showed up. The proposed landscape budget is increased for next year so that more flowers can be planted at the entrances and trees can be trimmed by the landscaper.

We are looking at several projects to continue improving the neighborhood and to complete the park. Ideas include:

1. Repairing the Hoyley park marker/monument.
2. Repairing the bridge going to the park with a Summit Work Day
3. Adding a sidewalk and retaining wall from the street to the playground equipment.
4. Adding real grass and a sprinkler system to the park.



As a team working together, this neighborhood can be as nice as any in Stone Oak. Please come to the annual meeting, talk with your neighbors, and share

your ideas. We are looking for input and help from people with positive can-do attitudes. Hope to see you there!