

SVHOA Board Members

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Vice President

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Bill Earhart
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Dave Shugert
Member at Large

Board e-mail:

trustees@summerfieldvillage.org

From the Board

One of the goals of the Board is to increase communication within the community. While it's been a slow start (okay, very slow), we're finally getting in gear and will be providing quarterly communications to keep you informed of events in our community. Hopefully by the next newsletter, we'll have a webmaster and we can increase our online communication.

We'd also like to welcome our new neighbors! We're happy to have you, and hope you enjoy Summerfield Village as much as we do.

Now on to business. Many of you are aware of some of the repairs and upgrades happening in 2009. Now that fall is upon us, and winter is not far behind, many of the upgrades to the neighborhood will be put on hold until the spring. Summerfield is now 10 years old, and many of the neighborhood items are in need of repair. These repairs will allow Summerfield Village to remain a beautiful neighborhood and one we're proud to call home. Repairs include:

Waterfall - The pump that runs the waterfall has not been working for sometime. The Board talked to a few companies and were told the pump needed to be replaced. We have the new pump but the old pump is stuck in the pit and in order to remove, the company replacing it will need to use a truck. That can be done once the ground is dry to avoid the lawn being torn up.

Lighting at the entrance/exit of neighborhood - we are in the process of contracting with someone to come out and repair the lighting at the front of the neighborhood.

Pool - Poseidon Pools will be the new pool contractor for 2010. In the spring (and weather permitting) the pool will be painted. As many of you recall, the pool opened late this year as pipes were in need of repair due to freezing over the winter and trying to find 3-4 days of dry weather to paint the pool was next to impossible. We have been assured (barring monsoon season hitting here in the spring) the pool will be painted before Memorial Day, 2010.

Additionally, many of you are aware that the pool furniture has seen better days. We'd like to replace the furniture but want to keep costs at a minimum. If anyone is aware of where we can get good but less expensive pool furniture (maybe gently used), please send a note to the Board via the website.

Landscaping - Altered Scapes will be the landscaping company, again in 2010, as they've done a good job for our community, and have addressed all concerns from last season.

Upcoming dates

Thanksgiving break
Nov 25, 26 & 27

Winter Break
Dec 21 thru Jan 1

Are you delinquent?

Six homeowners have not paid their 2009 dues. Payment of the annual dues is the responsibility of all homeowners. The dues go towards necessary repairs (as previously described) and keeping the community beautiful. When a homeowner doesn't pay, it puts other homeowners at risk. A lapse in necessary community liability insurance coverage, necessary repairs including those considered for safety or legal reasons not being done and/or an increase in homeowner's dues are all a possibility when dues are not paid. Dues are due every March and non-payment will result in a lien being placed on the offending homeowners' property. If you cannot pay your dues, do not ignore. Contact the Board (trustees@summerfieldvillage.org) so that we work together to resolve the situation.

What does having a lien placed on your home mean?

The legal definition is: *The right to retain the lawful possession of the property of another until the owner fulfills a legal duty to the person holding the property, such as the payment of lawful charges for work done on the property. A mortgage is a common lien.*

In its widest meaning this term includes every case in which real or personal property is charged with the payment of any debt or duty; every such charge being denominated a lien on the property. In a more limited sense it is defined to be a right of detaining the property of another until some claim be satisfied.

When a homeowner's dues is not paid, and after several attempts by the board to collect the dues, the recourse is to file a lien against the property. The property with the lien cannot be sold or have additional mortgages taken until the dues payment is satisfied. There is unnecessary time and money associated with liens but they are necessary as it's the Board's responsibility to collect all annual dues. Additionally, anytime the homeowner uses the said property as collateral, the property search will reveal a lien, and have a negative impact on obtaining funds.

Remember to lock your doors

Recently some break-ins have been reported in the neighborhood. Locking cars and homes and keeping garage doors closed will help protect you from having to deal with theft. Following are some cautionary measures you can take to minimize your risk of theft.

- Lock all doors and windows including garage and vehicle.
- Don't store valuables in your vehicle.
- Keep entryways, pathways, stairwells, porches, yards and parking areas well lit. Mount lights up high so light bulbs can't easily be unscrewed.
 - AEPs website shows that leaving front porch and coach lights on at night costs \$6.66/mo.
 - And if you want to reduce that, you can add motion detectors.
 - Since our neighborhood does not have any lighting other than that of the homeowners, please consider leaving lights on at night.
- Keep branches and shrubs trimmed away from your home to minimize hiding places.
- Keep an eye out for suspicious activity or people in the neighborhood.

Have a safe and happy holiday!