



Summit Park Condominiums

www.summitparkcondos.com

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Summit Park HOA

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Visit:
summitparkcondos.com
for current information
and events:

- Financial reports
- Newsletters
- Work requests
- Calendar
- Classifieds
- Assessment Calculator
- Board Meeting Minutes
- Board Meeting Agendas

*Help Keep our
Community Safe! If you
see suspicious activity or
vandalism, or have an
emergency, contact:*

Emergency: 911

Non-Emergency:

Police: 928-774-1414

Summit Park Homeowner Association

HOA Annual Meeting, October 11th

The Annual Meeting of Homeowners was held at the Flagstaff Aquaplex, Saturday, Oct. 11th at 9:00 am. President Randy Wensman reviewed the significant activities for the year which included:

- Buildings 1 & 2 were painted (with carports and garages) in April.

-Fencing on the southwest side of the complex was installed and the existing fence on the southeast side was painted to match the new fence.

-Large quantities of wood chip mulch was spread, the trees were sprayed for disease and insects, the entire property's landscape was trimmed, and the parking lot was crack-sealed for winter.

-The Fire sprinkler system

equipment in the riser closets was inspected by the Flagstaff Fire Department and received a satisfactory report.

-New BBQs with shut-off timers were installed at both locations and pet waste stations were installed in several locations on the property.

-Building 1 was selected as a trial site for installing downspouts from the roof to the ground to channel run-off away from the base of the building. This is to prevent splash back on the building which causes siding deterioration and wood rot.

-To decrease wasteful use of water, tablets were distributed to all residents to test their toilet tanks for leakage.

-The annual Community Picnic was held on July 24th with a great turnout of over 50 residents!

-The Board initiated a year long effort to enforce the antenna provisions in the CC&Rs. **Thanks go to all the owners and residents for voluntarily complying with the antenna provisions.** 11 antenna installations were addressed in this effort resulting in 6 being removed and the other 5 being repositioned to comply with the CC&Rs.

-Legal actions were pursued in four collection cases resulting in the recovery of past due assessments of \$13,500 and all associated legal costs of \$17,500. Visit our website for more details in the President's Report.

-Board Members were elected for 2015: Teresa Vail, Nancy Hornewer, Randy Wensman, Bob Woodwell, Ken Lamb and Ann-Therese O'Sullivan. All Board terms are for one year.

A Reminder About Winter

With the cold weather season upon us, it is important to maintain adequate heat in your condo unit and the water heater closet at all times. Frozen and cracked water lines result in repair costs that can reach \$30,000! Failure to maintain adequate heat may result in you being financially responsible for the \$5,000

HOA insurance deductible, damage to your unit and other damaged units. Some precautions you should take:

-Keep your unit thermostat at 55 degrees or higher.

-Regularly test your water closet heater to confirm it is working and the closet

is warm.

-Open cupboard doors and closet doors that are exposed to exterior walls.

-Inform tenants of these requirements.

-If unoccupied, provide a spare key to a neighbor or to the property manager for emergency access.

With these precautions we can enjoy a wonderful winter at Summit Park!



2015 HOA Plans

The HOA Board has been making plans for the upcoming year and encourages all owners to provide input to make Summit Park the best place to live in Flagstaff!

Next year's plans include:

- Paint Buildings 3 and 4 and associated garages and carports.
- Replace deteriorated wood siding as needed.
- Contract a new landscape firm to care for the 10 acre property.
- Repair eroded asphalt areas caused by leaking auto fluids and seal the entire parking lot.

- Evaluate the need for additional fencing on the northeast side of the property for safety and security of all residents, and the need for gutters and downspouts to prevent wood deterioration.

- Improve visibility of signage on buildings, units, garages and closets for emergency vehicles, service companies and visitors.

- Conduct a professional roof inspection to determine remaining life of all roofs in the complex.

- Raise the lower section of the central BBQ deck to be level with the main decking.

- Monitor assessments and take immediate action to minimize delinquencies.

HOA Financial Results and Assessments

Year to date financial results through September were reviewed at the Annual Meeting. The HOA's financial position is very good and improving each year. Detailed Operating and Reserve Budget Reports are available on our website.

In summary, through September, the HOA is under budget for total operating expenditures and is expected to be within budget for the year 2014. This is, of course, subject to any unforeseen events like major snow removal costs or major property repair needs that exceed already budgeted amounts.

The Reserve Budget,

which is for capital expenditures, is on target for this year.

Bob Woodwell, Treasurer, reviewed the Operating and Capital Budgets that have been approved by the Board for next year. For 2015 the Board approved an Operating Expense Budget of \$234,225 compared to 2014's Operating Expense Budget of \$235,850.

Capital Reserve Assessments for 2015 will total \$68,360 versus 2014's total of \$60,920.

The Board reduced the 2015 Condo Assessment to \$143 per month from \$148 in

2014 and raised the 2015 Reserve Fund Assessment to \$45 per month from \$40 in 2014.

Assessments for next year are:

Condo Unit:	\$143
Reserve Fund	\$ 45
Garages:	\$ 20
Storage Closet:	\$ 10

The result is no net increase in assessments for 2015. Learn more about our assessment history and 2015 budgets at our website:

summitparkcondos.com

The complete Treasurer's Report and President's Report from the Annual Meeting are posted there for your review.



HOA Insurance

President, Randy Wensman, presented an overview of the HOA's insurance coverages at the Annual Meeting. In summary, HOA coverage for major categories are:

Buildings: \$13,144,000
Condo Units: \$ 3,286,000
Liability: \$ 2,000,000
Dir. & Ofcrs.: \$ 2,000,000
Umbrella: \$ 2,000,000

Additional coverage details can be found in the President's Report on our website:

www.summitparkcondos.com

Owners should review their personal insurance policies to determine if they have or want coverage for the HOA's insurance deductible of \$5,000. If an owner is negligent, the amount of the deductible may be assessed as an Individual Expense Assessment against the applicable Ownership Unit(s), CC&Rs Sec. 6.2(d).

Reminders!

In some parts of our complex, open parking space is limited. All residents should please park in their garage or assigned carport space first. This will help ease our parking congestion.

Landlords should provide tenants a copy of our Rules and Regulations and Section 8 of the CC&Rs to ensure they follow the rules for all residents at Summit Park. The Rules and Regulations and the CC&Rs are available on our website.

Please use the plastic bags at our pet waste stations to dispose of your pet waste in the dumpsters.

Board Contact Info

President

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Next Board Meeting:

Sat. January 17, 2015

9:00 am

**Board Room, Continental
Country Club Clubhouse**