



Summit Park Condominiums

www.summitparkcondos.com

June 2015

Volume 8 Issue 1

Summit Park HOA

Flagstaff, AZ 86003
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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

Fire: 928-779-7688

Summit Park Homeowner Association

Spring in Flagstaff!

Has Spring finally come to Flagstaff? We hope so because all our activities to maintain and beautify our complex are under way!

The Board decided at its April 18 meeting to delay painting Buildings 3 & 4 this year in favor of replacing rotted wood on all buildings and doing maintenance touch up painting on all buildings, garage/closet buildings and carports. This will enhance the beauty and condition of all our structures. The annual painting of two whole buildings will start again next year with Buildings 3 & 4.

The money saved by doing maintenance work instead of painting buildings will be used to add downspouts with gutters to buildings, raise the recessed section of the central BBQ deck to

the same level as the main deck surface and add new signage to buildings, garages and storage closets.

New Signs

The Board will be installing additional signage on buildings and at the front entrance of the property to more clearly direct emergency vehicles to the correct building and unit locations. This will also help direct guests and service providers to the location of residents they are visiting.

The County established separate parcels for tax purposes for garages and closets. These units can be resold only to other Summit Park Owners and are not necessarily bundled with the condo unit. So the Board is adding signage for easy location and accurate ownership identification of garages and closets.

This signage is a small tag that uses the plat number assigned by the County and placed in an inconspicuous place so as not to affect the appearance of the building or door.

The Board is also evaluating the type and location of signage that will identify each Condo Unit's location in the building and how to find its location on a property map sign at the front entrance.

BBQ Deck

The recessed section of the deck is being raised for safety and potential liability issues. Additional modifications may be needed to improve safety more and beautify the deck once it is raised.

Downspouts

The Board decided to add downspouts to all buildings to reduce or eliminate the annual replacement of rotted wood each year caused by water and snow action.

Rentals, Occupancy, Vehicles & Parking

Our rental survey indicates that about 45% of our 124 units are offered as rentals by owners.

Landlord Owners are reminded that they are responsible for their tenant's compliance with Summit Park CC&Rs and Rules which include:

-No more than **two** adult occupants per bedroom.

-No more than three vehicles per condo unit, **regardless** of the number of occupants in a condo unit.

-Garages and assigned car ports are to be used **first** by all occupants. Open spaces **near** the building of occupancy should be used secondarily. Parking is a serious problem for all residents in Buildings 1, 2 & 3.

The Board has received complaints regarding compliance with these regulations and is monitoring compliance with them.

All residents are expected to comply with the Association CC&Rs and rules which are integral in keeping Summit Park a premium residential community. The Board appreciates your cooperation and good will in complying with these regulations.



Board Elections!

It is time to consider who you want to manage the affairs of our HOA! The Board currently has 6 members, all serving one year terms. The maximum number of Board members is 7, elected annually. The Board has 4 quarterly meetings and one annual meeting each year. The HOA needs your ideas and support!

If you are interested in running for our Board of Directors, please contact David Evans, Property Manager, at 928-526-7971 or david@evanshoa.com.

HOA Financial Results

Year to date financial results through March were reviewed at the Quarterly Board Meeting April 18th. Detailed Operating and Reserve Reports are available on our website.

Operating Budget

First quarter figures show the HOA in a good position with respect to the operating budget.

Revenues are on budget at \$75,256 and expenses are under budget by \$29,313.

Expense under runs in building painting (\$10,000), building maintenance (\$5,950), snow removal (\$3,197), grounds maintenance (\$3,837) and legal (\$1,036) account for most of the under runs. However, as projects and activities are finished over the

Landscaping

The Board has contracted with a new landscaping company this year. You may have seen High Country Landscape employees on the property last fall and already this spring. Last fall they did a complete trimming and cleanup of our property and have already done work on our sprinkler and irrigation system this spring.

Flower barrels were placed at each building entrance last year to enhance the beauty of our complex. Residents are asked to water them this summer so they continue to flourish and beautify our property.

Residents are also reminded to use the sidewalks throughout the property and not take shortcuts across the natural ground areas.

If you see maintenance

next several months, the under runs will decrease significantly.

Collections

Un-collectibles stand at \$5,247 through March, 2015, down from \$13,770 last year at this time. The Board continues to monitor past due balances and take all actions necessary to maintain the financial integrity of the HOA.

Reserve Budget

The Reserve Fund, which is for capital expenditures such as roof replacements is on budget for this year at \$189,104 through March. Our objective is to have Reserve funds available to avoid the need for Special Assessments.

issues concerning our landscape and sprinkler systems, please contact David Evans, Property Manager.

Teresa Vail leads our Landscape committee. Please let her know if you have any beautification ideas to improve the look of our property.

Parking Lot

Every third year our entire parking lot and streets are resealed. This process increases the life of the parking lot and street, hopefully delaying for years the need to resurface them.

This year maintenance will include cutting out and replacing sections of asphalt that are deteriorated due to engine oil and gas deposits.

There may be some parking and access limitations for brief periods of time while this is done. The Board thanks all residents for their patience and cooperation to complete this work quickly and efficiently.

Cash on hand

Cash on hand in the HOA checking account and money market account totals \$160,621. These funds are for monthly operating expenses and emergencies and include pre-payments of total annual assessments by many residents. Consequently, these funds will fluctuate in total as they are used for expenses or transferred to the Reserve account during the remainder of the year.

The Board continues to evaluate the HOA's financial strength to ensure long term that the association does not experience a need for special assessments.

Detailed financial reports and budgets are available on our website:

www.summitparkcondos.com

Save the Date!

The Annual Summit Park Picnic will again be held at the central BBQ deck on Sat. July 18 at 5 pm.

All residents are invited to attend!

The HOA will provide sandwiches, soft drinks and water. Plan to bring your favorite side dish, salad or desert and your favorite adult beverage!

If the weather is not favorable for the afternoon picnic, the rain date is planned for the next day, Sunday, July 19th at 12 noon!

“This and That”

-Please help keep Summit Park beautiful by disposing of litter and cigarette butts properly.

- Leash your pets and pick up after them to keep our property sanitary and beautiful! Litter bags are provided at several places on the property.

-Remodeling: when replacing upstairs floor coverings, please consider your downstairs neighbors and the potential for noise caused by hard flooring. Contractors must dispose of all materials off site, not in our trash buildings.

-Water usage: please check all faucets and toilets for leaks! Report any landscape irrigation leaks to the Property Manager.

- Property Manager Contact:

David Evans
david@evanshoa.com
Tel. # : 928-526-7971

If it is an emergency, tell the receptionist to contact David immediately.

For Police and Fire emergencies, call 911.

Board Contact Info

President

Randy Wensman

rjwensman@hotmail.com



Vice President

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nhornewer@mac.com

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Treasurer

Bob Woodwell

rgwoodwell@gmail.com

Directors at Large:

Ken Lamb

kenlamb01@gmail.com

Teresa Vail

tasvail@hotmail.com

Next Board Meeting:

Sat. July 18, 2015, 9:00 am
Continental Country Club,
Board Conference Room.

Annual Meeting:

Sat. Oct. 10, 2015, 9:00 am
Flagstaff Aquaplex