



SUMMIT PARK CONDOMINIUMS

www.summitparkcondos.com · Winter 2017 Issue

Summit Park Homeowner's Association

2018 SUMMIT PARK BOARD MEETINGS

January 18, April 26,
July 26, September 20
Meetings begin: 4:00 pm

LOCATION

HOAMCO Office
523 N. Beaver Street
Flagstaff, Arizona

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for current information
and events:*

- ❖ Financial Reports
- ❖ Newsletters
- ❖ Work Requests
- ❖ Calendar
- ❖ Classifieds
- ❖ Assessment Calculator
- ❖ Board Meeting Agendas
- ❖ Board Meeting Minutes

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

HOA ANNUAL MEETING, OCTOBER 28, 2017

The annual meeting of the Summit Park Homeowner's Association was held on October 28 at the Continental Country Club to report on the condition of the Association. Enclosed in the mailer to residents along with this newsletter is the approved 2018 Budget, Board Meeting Schedule, and current Balance Sheet for your review.

The Board has determined that there is no need for an assessment increase in 2018 as the funding levels currently meet the needs of the HOA.

It was announced at the annual meeting that the following homeowners were elected to the 2018 Board:

President: Teresa Vail
Vice President: Jim Stabler
Secretary: Nancy Hornewer
Treasurer: Roselle Wissler

Director: Gretchen Burgess
Director: Dawn Birdsell (*appointed by the new board*)

Board members are elected annually to serve one-year terms. There is a maximum of seven Board positions and a minimum of three positions. Thank you to those homeowners who made the commitment to serve on the board and manage the Association's business.

Reminders About Winter

Winter is coming! It is important to maintain adequate heat in your condo unit and in the water heater closet at all times. Especially on the 2nd floor of buildings. 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.

1. Keep your unit thermostat at 60 degrees or higher.
2. Regularly test your wall-mounted heater in the water closet to confirm it is working and the closet is warm.
3. Open cupboard doors and closet doors that are exposed to exterior walls.
4. Inform tenants of these requirements.
5. 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!

Replace Your Heaters!

If your original water heater has not been replaced, it is time to do so. A pan and a drain will need to be installed by a plumber. **Water Heater Replacement Resources:** AZ Central Plumbing 928-556-1551 and Good Neighbor Plumbing Dennis Criner 928-853-0398.

Summit Park Condominiums

Parking, Barrels, Gutters & Steps

Parking remains an issue at the front of the complex. Residents are reminded that they must use their garages and assigned car port first for parking, and then use open spaces.



The barrels were originally set out to be able to have a place for some seasonal color in a uniform manner. We have eliminated the option to put several pots of varying design, color and taste for a more uniform look. They were originally planted with perennials as the major plant. If they are watered while the weather is warm they will stay alive and go into hibernation for the winter when the weather turns cold.

It may look like the plants are dead but when spring comes and they are watered, they will come alive. Please do not dig out any plants until spring is here and they have gotten water. We appreciate your help in watering.

The Board has requested additional bids for cleaning gutters on buildings twice a year and for installing additional downspouts to prevent rot and deterioration of siding on buildings. Gutters & downspouts are being installed above the 3-bedroom units.

A detailed survey of our steps and stairways was completed recently. Additional steps are being replaced after last year's major replacement. New steps will also be sealed.



Reminders

Summit Park will **NOT** be using ice melt on the stairs. Instead, there will be buckets of cinders at each landing. Ice melt will damage and ruin the new stair step treads that were replaced this

year. **Please do not buy ice melt for the winter.**



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

Installing storm/screen doors at Condo Unit entry doorways must be approved by the HOA before installation.

Garbage bags/containers are not allowed by the front doors to Condo Units. Keep garbage inside your unit until you are ready to take it to the trash building.

Use sidewalks at all times when going to and from parking lots. Do not take shortcuts across the landscaping. This creates unsightly trails, infringes on privacy for residents, and often results in extra trash on the landscape.

Bicycles must be stored in bike racks or in Condo Units. Bicycle storage is not allowed under stairways, against building, or visibly on patios/ balconies. Residents can use their garages, storage closets, or inside their units for storage.

Antennas, satellite dishes, fans, bird houses, and any other items must be kept within the exterior plane of the building when on patios, windows, or balconies.

Blankets, clothing, etc. are not allowed to be hung over patio/balcony walls for drying or airing out.

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

Your efforts are appreciated!

Board Contact Info



President: Teresa Vail tasvail@hotmail.com

Vice President: Jim Stabler Jstabler1@cox.net

Treasurer: Roselle Wissler opuntia00@gmail.com

Secretary: Nancy Hornewer nhornewer@mac.com

Director: Gretchen Burgess burgessg@gmail.com

Director: Dawn Birdsell dawnsunaz@gmail.com

(appointed by the new board)

Webmaster/Newsletter Editor

Marianne Cobarrubias webmaster@summitparkcondos.com

Property Manager

Melanie Lashlee mlashlee@hoamco.com

928-214-0901

After Hours Emergency Line

844-744-4316

Next Board Meeting

Date: January 18, 2018

Time: 4:00 pm

Location: 523 N. Beaver Street, Flagstaff