August 14, 2018

Dear Neighbors,

We held our Summit Park Estates annual HOA meeting this past Saturday. It was well attended, we met many of our new homeowners, and we had an excellent discussion. For those of you who were unable to attend, I’ll briefly summarize the highlights.

The past year was a good one, in terms of our financial position and the condition of the community. In spite of the harsh winter, the roads are in good shape. Some repairs are needed and this has been included in our plan for the upcoming year.

Our reserve fund continues to be strong and we plan to continue to add to it for the next year. Dues were kept at last year’s level of $600/lot and $400/unbuilt lot. As committed in last year’s meeting, we had a professional audit of our finances completed. Our Treasurer Kadie Dean, worked many hours with the auditor and I’m pleased to report that the results were excellent. There were no issues. We got a clean bill of health. We owe much appreciation to Kadie for doing such a fantastic job as Treasurer.

As shown by the real estate sales in Summit Park, the market is strong and our community has great appeal. Reports I’ve had from realtors indicate that the financial strength and organization of the HOA are very impressive to potential home buyers, as is the good condition of our roads.

Of course our roads are our greatest asset and our greatest expense. To ensure we continue to properly maintain them we had a professional road engineering consultant complete an assessment of our roads and create a long range plan for maintaining and repairing them. This has already proved to be a worthwhile investment. We’ve had all the cracks in the roads sealed, to prolong their life, and are preparing to have two paving projects completed this year – a 250 foot stretch on Grandview Drive near the summit of that road and one on Grandview Drive Extension of approximately 700 feet from the corner of Summit Creek Trail towards the northwest.

In addition to this work, we’ve offered to collect members’ personal paving needs and share them with the selected paver in hopes that they can do all of this at once. We understand that it’s difficult to get a small paving job done, so we hope this helps. Please see my previous note on this subject should you wish to participate.

We welcomed a new board member this year, Cecil Cross, who has replaced our former secretary Harvey Huntley, who has sold his home and moved out of the community. Cecil and his wife Barbara purchased the home at 1460 Grandview Drive Ext. in January. All board members volunteered to serve another term and were elected to do so by the members. I’d like to extend a special thanks to our board members Kadie, Cecil, Vice-President Sheila Fletcher and Member at Large Ben Collins for their outstanding contributions to our community. They spend many hours each year with the goal of protecting everyone’s property investment.

Please let us know if you have any comments, suggestions or concerns. We welcome your valuable input.

Sincerely,

Michelle Joyce

President, Summit Park Estates HOA