**Subject:** **Letter from HOA President Regarding Ditch and Drain Emergency Expense**

﻿Hello neighbors and friends. What a year this has been. I hope you all have been doing well at this challenging time and are healthy and excited about summer in the mountains. Warm, and importantly, drier weather has arrived. Let’s hope it sticks around!  
  
There are a few updates I want to share with you. First, we have had tremendous rains this spring. In April we had a short but intense storm that dumped 7 inches of rain in a few hours. This was followed in May by approximately 15 inches of rain. The capacity of our ditches and drains was severely strained and erosion and road damage has occurred in several places.  Grandview Drive Extension and Summit Creek Trail both have road damage that needs to be repaired and all the ditches and drains in the neighborhood need to be reinforced now to prevent further serious damage. We’ve worked with Cole’s landscaping and our road engineering consultant to determine the best course of action in each area and to ensure we have a fair price for this work. This emergency expense can be partly contained in our budget but will require us to tap into our cash reserve for an additional $7000.  As you are probably aware, we have a substantial cash reserve, which is to be used for such occasions. But as this is an unplanned expense, I wanted to make you aware of it.  I hope you agree that proper attention to the integrity and safety of our roads is of paramount importance in our neighborhood.  
  
Our annual meeting is currently scheduled for Saturday, August 22nd. At this time we aren’t sure whether we will have an in-person meeting or find another alternative, such as Zoom. Much depends on how the next few weeks go with the Covid19 virus. If you have an opinion about whether we should have our usual face to face meeting please let us know. We will keep you posted when we reach a conclusion.   
  
Also, if you haven’t yet completed our short questionnaire regarding renting property in our neighborhood, I’d appreciate it if you would. The survey is anonymous.  Results will be compiled by the company that provided the survey tool.   
  
A bit of good news is always welcome and I’m happy to report that the new home built on Grandview Drive Extension has sold. The homeowner is doing a wonderful job of landscaping the front yard and it looks very nice. The home and new neighbor will be assets to the neighborhood.   
  
As always, the board welcomes and needs your input to make the best decisions for the neighborhood. Please feel free to contact me or anyone else on the board at any time. Our contact information is on our website.   
  
Sincerely,   
Michelle Joyce  
President, Summit Park HOA