

# SUMMERCREEK NEWS



## ELECTION RESULTS

Thank you for sending in your ballots! The SummerCreek election results were announced at our Annual Meeting on February 7th. Sandy Dabasinskas, Kelly Reilly and Pete Saltamachio were elected to the Board for the next two years.

## OUT OF SIGHT... OUT OF MIND

While the title of this article may seem to be common sense to most SummerCreek homeowners, the Board of Directors feels compelled to issue a reminder to our residents. During the past few months, the following items have been seen on the driveway, adjacent to the garage, and on the front porch of various homes in SummerCreek: ladders, tools, paint cans, propane tanks, work clothing, gardening tools, dead Christmas trees, water bottles, wood pallets, bookshelves, and assorted trash. And all of these items were there for a week or more.

Store items like these out of sight – in the garage, inside the house, or in the backyard. It may not bother you, but most people would rather not see them. We encourage each resident in SummerCreek to keep up the appearance of their home, so that it is reflective of the standards set for all who reside in our beautiful development.

## COMMON AREA ENCROACHMENTS



SummerCreek is blessed with wide, open spaces referred to as common areas. These natural tracts have riparian growth and are the habitat for many types of animals. In order to protect our common areas, the Homeowners Association has strict rules about encroaching into this land. Homeowners whose property is adjacent to common areas are not allowed to alter them. Fences may not be built on common areas. Gardens and other enhancements are not allowed on common areas. Dirt paths and ramps used for bike racing are not allowed on common areas.

These restrictions are clearly defined in Section 5 of the Covenants, Conditions, & Restrictions (CC&Rs). There are a number of reasons for having these rules and strictly enforcing them. Encroachments into natural common areas can detract from their beauty. Accidents that occur from activities such as racing bikes can increase the HOA insurance rates and may expose the HOA to liability costs.

Please respect these areas within SummerCreek. Maintaining the pristine appearance and condition of our common areas is important to our residents.

## DUES ASSESSMENTS AND LATE FEES



Quarterly dues assessment invoices are sent to homeowners every three months. They come in the middle of the month and are due by the first of the following month. Section 4.9 of the Covenants, Conditions & Restrictions (CC&Rs) states the following:

*Late charges may be levied by the Association against an Owner for the delinquent payment of assessments, including monetary penalty assessments. An assessment, including any installment payment, is delinquent fifteen days after its due date.*

As an example, the next quarterly billing cycle will be:

- ◆ March 15      Dues assessment invoice mailed to SummerCreek homeowners.
- ◆ April 1        Dues assessment payment is due.
- ◆ April 16      Late fee of \$10 is assessed if payment is not received by this date.

The Board of Directors requests that each homeowner pay your dues assessment on time, just as you do your other bills. Late fees will be strictly enforced – no exceptions. Late fees will not be waived for any reason. Please be prompt so that the HOA can meet our budget.

## ADDRESS INFORMATION FORM

State law requires homeowners associations to mail out the enclosed *Annual Request for Owner's Address for Association Communication*. The purpose of the form is to ensure that the Association has a correct mailing address for every owner. **If you returned a form last year and/or nothing has changed on your information, there is no need to submit a new form.** If you do not return this form, the Association will use your SummerCreek property address as the default address for sending all Association communications. If you wish to receive your mail at an address other than the property address in SummerCreek, you must return this form if you have not already done so.

*Thank you!*



## HOW TO CONTACT US



Questions or problems regarding our Association should be sent to the Board in writing.

Email us: **board@summercreekboard.com**

Write us: **SummerCreek HOA, 1835A S Centre City Pkwy Ste 315, Escondido CA 92025**

The Board will not act on anonymous letters. If you wish to have any action on your complaint or suggestion, you must sign your name and include your address. You are also encouraged to attend the monthly Board meeting which is usually held on the first Monday of the month at 6:30 p.m.

**THE NEXT BOARD MEETING IS MONDAY, MARCH 7th AT 6:30pm**

The meetings are held at the home of HOA Board Director, Pete Saltamachio (2214 Willowbrook St., Escondido). Meetings are held in the backyard and entry is through the side gate to the left of the garage. All members are welcome to attend.