



Summerfield SCOOPS

A bimonthly newsletter published by the Summerfield Homeowners Association

SUMMERFIELD HOMEOWNERS ASSOCIATION

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SUMMERFIELD HALLOWEEN CARNIVAL

Join your neighbors, friends and family for fall fun in the pool common area. We'll have games, prizes and sweet treats. **Come in costume!**

DATE: Sunday, October 26

TIME: 3 - 5 p.m.

PLACE: Grass area south of the pool

BRING: A treat to share & chairs

RSVP: Call 674-4304 or e-mail
summerfieldestates@yahoo.com

FOR YOUR REVIEW

New Documents Now Available on the Summerfield Website

Have you read your Summerfield CC&Rs, Bylaws or Architectural Standards lately? Would you be able to dig up those HOA documents you received at escrow after all these years? If the answer is "no," we have good news!

The Board is pleased to announce that our Governing Documents and several other informative documents are now available for download and review from our website: summerfieldhoa.net. Go to "Policies & Forms" page.

Governing Documents

- Articles of Incorporation
- By-Laws
- Declarations of Covenants, Conditions and Restrictions (CC&Rs)

The content of these original and binding Governing Documents has *not* been altered or changed, which would require a community vote to do so. However, the originals have been scanned, verified, and formatted so they are easier to read and follow.

Informational Documents

The following documents are new to the Summerfield community. Whether you are a new or long-time resident, we think you will find the information very useful.



- Administration
- Community Information
- Summerfield Approved Paint Color Schemes
- Legal Answers to Summerfield HO Questions (from the 2008 Annual Meeting)

Architectural Standards

The *Architectural Standards* document is a compilation of policies adopted over the past 30-plus years. We have reformatted them, made minor grammatical changes, and clarified some of the policies. We invite to you review this document, particularly the policies indicated as modified or new:

Modified Policies

- *Paint*—Reflects the updated paint color schemes and the obsolescence of Old Quaker Paints.

(continued on page 2)



Join us for the Summerfield Halloween Carnival Oct. 26th!

New Documents (cont'd from p. 1)

- *Fences*—Includes the policy of painting/staining adopted last year.
- *Enforcement of CC&Rs and Architectural Standards*—In this section, the wording of “Lesser Violations” was removed in order to simplify the interpretation and enforcement of our CC&Rs and Architectural Standards policies.

New Policies

- *Artificial Turf*—This is a working draft of our policy based on homeowner feedback (see story at right).

We invite you to download and review these documents. Please provide feedback on any new policies by Wednesday, October 8:

Email: summerfieldstates@yahoo.com

Mail: Summerfield HOA, PO Box 28143,
San Diego, CA 92198

KNOCK-KNOCK. WHO'S THERE?

Solicitors in the Neighborhood

Our neighborhood seems to be popular with solicitors and other door-to-door marketers. These businesses and individuals are required to have and display a business permit from the City of Poway and proper identification. If you have any concerns about someone who approaches your home, call the Poway Sheriff Department's non-emergency number: **513-2800**.

STAY COOL

Pool open through September

The neighborhood pool will remain open through the end of September. If we experience hot weekends in October, we'll open it up again. Thank you for continuing to help us keep the pool clean and safe for everyone to enjoy this season.

FRESH EYES

Fall House “Cleaning”

With our Architectural Standards and CC&Rs now readily available to homeowners (see cover story), now is the time to step back and take a look at your property from the curb with a fresh set of eyes. Is your lawn and landscaping properly watered and maintained? Does your house need painting? Is your mailbox, fence or garage door in need of repair or replacement? We encourage you to address any issues that need attention. With your cooperation, we can continue to make Summerfield a desirable place to live.

TURF RESPONSE

Homeowner Feedback on Artificial Lawns

In our last issue of *Summerfield Scoops*, we asked for your feedback on two questions related to the use of artificial lawn products in Summerfield: *Do you think Summerfield homeowners should be able to install it in their yards (visible from street)?* and *Do you think the Summerfield Architectural policies should set parameters for product type/grade/quality and installation?*

We received feedback from 12 homeowners (7% response). The overwhelming majority were in favor of allowing residents to install artificial turf as well as establishing some parameters for product quality and professional installation. (One homeowner raised a concern about potential lead exposure. This has been taken into consideration and is incorporated into our policy.) Thanks to those who responded, and to homeowners who provided additional helpful information on artificial turf and their first-hand experience with it.

A draft of our policy is included in the *Architectural Standards* document now available on our website. Please take a minute to download the file and review the policy.

