



Summerfield SCOOPS

SPRING 2011

A quarterly newsletter published by the Summerfield Homeowners Association



SUMMERFIELD HOMEOWNERS ASSOCIATION

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SAVE THE DATE!

Summerfield Homeowners Annual Meeting set for **Wednesday, May 18**

You are invited to attend the Summerfield Homeowners Annual Meeting on **Wednesday, May 18, 7:00 p.m., at the Lutheran Church of the Incarnation** (Meeting Hall), on Espola Road, opposite of the Summerfield neighborhood.

We encourage all homeowners to attend this important meeting to submit your Board election ballot and receive important information that directly impacts you.

We will review our accomplishments for the year and goals for the new year,

as well as the proposed budget and dues for the 2010-11 fiscal year.

The Summerfield development is an enviable neighborhood because our homeowners care. Your attendance at this meeting is an extension of that pride of ownership. We look forward to having high attendance at this year's Annual Meeting.

Ballots for the 2010-11 Board will be mailed prior to the meeting. Please remember to bring your signed ballot to the meeting (or mail by May 16th). **We need a 51% quorum for valid elections, so every ballot counts!**

GET INVOLVED!

HOA Board position open for 2011-14 term

The Summerfield HOA Board will have an open position for the upcoming fiscal year. It is a three-year commitment with a monthly time commitment of approximately 2-3 hours. The Board meets monthly for about an 1 1/2 hours and your position may require some effort outside of the monthly meeting.

Our neighborhood has stood the test of time due to the dedication of homeowners who have volunteered

their time and talents. This is a great community with friendly and caring people. We need to work together to continue this legacy. Please consider running for this open position. If you have not previously volunteered, this would be a great opportunity to do so!

If you have any questions or are interested in serving on the Board, contact Yvonne Dozier at: y.dozier@sbcglobal.net.

SAVE THE DATE!

Summerfield Spring Potluck & Egg Hunt

SATURDAY, APRIL 23

11:30 am - Pool area

**Would you like to help
organize it? Contact us:**

[summerfieldestates@
yahoo.com](mailto:summerfieldestates@yahoo.com)



LOST & FOUND

- Electronic device and other small items
- Gold necklace

These items were found in the Summerfield neighborhood. If you believe you are the owner of any of these, please contact HOA president Yvonne Dozier: **663-3833**, y.dozier@sbcglobal.net

ABOUT THOSE VIOLATION NOTICES

How the Architectural Violation Notification Process works— and what it costs the HOA to enforce

One of the many reasons Summerfield homes hold their value and attract buyers is because the Board makes a concerted effort to uphold our Association's governing documents, including our CC&Rs and Architectural Standards. These documents are provided to every homeowner upon purchase of their property. They are also available for download from our website: http://summerfieldhoa.net/policies_forms.html

The Architectural Committee

Our Architectural Committee consists of five homeowner volunteers who meet on the first Tuesday of each month to review applications for improvement and any possible violations.

Courtesy Notice

If a property is in violation of an Architectural Standard or CC&R, we are mandated to mail a *Courtesy Notice* to a homeowner notifying them of the specific violation. (If it is a rental property, both the absentee owner—and property manager, if applicable—and tenant receive the notice). The homeowner has 30 days to remedy the violation. **By complying within this first 30 days, homeowners help the Association save a substantial amount of money in postage and office supplies.** (See box at right).

A homeowner may submit a request for an extension of the deadline in writing to the Architectural Committee. The homeowner will be notified in writing within 7 business days with the final decision.

First Notice

If the property is still in violation by the compliance date on the Courtesy Notice, the Committee must send a *First Violation Notice* via Certified Mail. The homeowner has another 30 days in which to bring their property into compliance. Our experience has been that upon receipt of this First Notice, most homeowners have been compelled to comply and the issue is resolved. Again, the sooner a property is brought into compliance, the less money the Association must spend on enforcement.

Second Notice

Failure to comply with the First Violation Notice will cause the Architectural Committee to send a *Second Violation Notice* via Certified Mail with another 30-day compliance deadline. Failure to comply by this second deadline will result in the commencement of a \$100 fine process.

WELCOME NEW NEIGHBORS!

Christine Karscig
Amy Woods

Elmfield Lane
Pinefield Lane

Violation Enforcement EXPENSES

- For each Violation Notice the Architectural Committee sends out, **2-3 copies of the letter** must be made: one for the homeowner (and tenant and property manager, if a rental) and one for the lot file.
COST: \$1.00/notice
- According to our governing documents, First and Second Notices must be sent to the homeowner **via Certified Mail**.
COST: \$5.75/each
- In the first 3 months of this year, **the Association has spent \$333** to enforce our Architectural Standards. This includes the cost for postage, ink and paper.
COST: approx. \$111/month

Third Notice

If the homeowner fails to comply with the Second Violation Notice, the Architectural Committee will send a *Third Violation Notice* via Certified Mail with a final compliance deadline. Failure to comply with this notice by this final deadline will result in an additional \$100 fine and also the immediate initiation of legal action to force the Homeowner's compliance.

Save yourself—and the HOA—money, time and headaches!

As fellow neighbors and Summerfield homeowners, members of the Board and Architectural Committee strive to uphold our guidelines, but also to work with you to bring your property into compliance in a timely manner without incurring unnecessary costs or fines.

If you receive a Courtesy Notice, please address the violation by the 30-day deadline. This will save the Association money and will help you avoid potential fines. If you have extenuating circumstances, be sure to submit a written request for a deadline extension to the Architectural Committee.