



Summerfield SCOOPS

A quarterly newsletter published by the Summerfield Homeowners Association

SUMMERFIELD HOMEOWNERS ASSOCIATION

PO Box 28143
San Diego CA 92198
summerfieldstates@yahoo.com
www.summerfieldhoa.net

SHOA BOARD MEMBERS

Chris Wisdom, President
673-1480
wisdom427@gmail.com

Anita Edmondson, Secretary
485-6068
anitaedmondson@sbcglobal.net

*Jim Finley, VP,
Architectural Committee Chair*
487-3145
jimvicki45@sbcglobal.net

Tom Halfaker, Treasurer
774-4103
thalfaker@gmail.com

Dick Woodward, Special Projects
451-6186
woodwardsandiego@gmail.com

Architectural Standards POLICY UPDATES

Please review the proposed modifications to our Architectural Standards on pages 6, 15 and 20 and provide any feedback by **December 27, 2012:**

Email:
summerfieldstates@yahoo.com

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

SPECIAL ASSESSMENT RESULTS

Homeowners vote to approve Special Assessment for Pool Area Improvements

On Saturday, October 20, ballot inspectors verified and tallied the ballots received for the Pool Area Improvement Special Assessment as stated:

“Shall the Board of Directors be authorized to impose a special assessment of up to \$30,000 (\$170 per lot) for the purpose of installing a solar heating system and a patio shade cover for the pool?”

With 128 valid ballots received, 86 voted in favor of the measure, 42 voted to not approve the assessment. This means that the measure has passed.

Thank you to all who voted and to those who volunteered to serve as ballot inspectors. We will provide information on the next step in the process in the near future.

ARE YOU PREPARED?

Poway Fire Chief presents valuable information to Summerfield Homeowners

Last month, Fire Marshal John Canavan of the Poway Fire Department spoke with Summerfield homeowners about fire prevention, safety and emergency preparedness. He provided valuable insights into how to protect the outside of your home from wildfires, including the removal of dead palm fronds and other landscaping from your yard, and keeping wood piles and propane tanks away from your house.

Mr. Canavan also emphasized the importance of registering your cell phone with AlertSanDiego which sends emergency notifications to your cell phone, a different service than “Reverse 911.” You can register your cell phone by visiting www.ReadySanDiego.org on the web.

He also provided the Association with a number of free handouts on Fire Safety and Disaster Planning. To receive a copy of this information, please contact us at: summerfieldstates@yahoo.com.



New email address? New phone number? New tenant?

Please notify us of any changes to your contact information so that we can update our records accordingly. If you would like to receive this newsletter—and other important community updates—via email, let us know: summerfieldstates@yahoo.com

POLICIES OF THE ARCHITECTURAL STANDARDS

MAINTENANCE OF PROPERTY

All homeowners are required to maintain areas of their property visible from the street and/or a neighbor's property according to the following standards:

- 1) Yards must be maintained, watered, planted and replanted to prevent erosion and present a healthy and trimmed appearance (no more than 20% of lawn area dry or dying). Weeds must be kept under control in all areas of lawns and landscaping. Weeds in the sidewalks or driveways must be removed or eradicated.
- 2) Property visible from the street with 20 percent or more area in need of maintenance, weeding or replanting shall be deemed in violation of the CC&Rs.
- 3) Bushes and trees must be kept pruned and maintained in a healthy and attractive appearance. Pruning is especially required so as not to block the sidewalks or streets, street signs, or street lights, even partially. Palm trees of all types are to be regularly trimmed to remove dead or dying fronds. This palm tree maintenance shall be performed at least once per calendar year if so requested by the Architectural Committee.
- 4) Garbage, trash and overgrown/unmaintained trees or shrubs that might present a health or fire hazard must be removed.
- 5) Fallen leaves and/or fruit from trees or bushes must be removed regularly and frequently.
- 6) Tree stumps must be removed.
- 7) Woodpiles, equipment, refuse containers, furniture, clotheslines, junk of any kind should not be left out in view of the street, or piled up so as to be visible over a fence.
- 8) Garage doors may not be left open unnecessarily for more than a half hour.
- 9) Oil stains on driveways must be cleaned up.
- 10) Houses, garage doors and mailboxes must be repaired/painted as necessary.
- 11) Mailboxes must be maintained in good condition, and when re-painting or repairs are necessary, the homeowner will be required to take action.
- 12) Deteriorating fences must be repaired or replaced. Fences bordering adjacent property will be maintained and repaired as necessary to assure complete privacy.
- 13) Placement of trash containers/bags in front of a dwelling is restricted to a twenty-four hour period surrounding a scheduled pick-up. After pick-up, empty containers should be stored in the garage or behind the fence out of sight of passers-by on the street.

LANDSCAPE/HARDSCAPE

- 1) All areas of property visible from the street must be landscaped. This means that all visible areas of the property will be planted and covered with grass, shrubs, trees, approved ground cover (including decorative rock), or hardscape. Bare dirt is not allowable and will be considered a violation of HOA architectural standards.
- 2) When re-landscaping the front, side or back yards that are visible from the street, homeowners are required to submit *Application for Architectural Improvement—Exterior Modifications* to the Architectural Committee for consideration.
- 3) All hardscape (materials such as, but not limited to concrete, stucco, stone, rock veneer), such as walls, walkways, driveways, and front entryways require prior approval. (*Please refer to Summerfield CC&R, Article V, Architectural Control*).
- 4) When replacing 25% (twenty-five percent) or more of plant material in the front, side or back yards that are visible from the street, homeowners must submit an *Application for Architectural Improvement—Exterior Modifications* to the Architectural Committee for consideration. Replacing intermittent plants (less than 25% of the entire yard) does not require approval.

ARTIFICIAL TURF

Requests for installation of artificial turf in a homeowner's front yard or side yard visible from the street, requires that homeowners submit *Application for Architectural Improvement—Exterior Modifications* to the Architectural Committee for consideration. Applications must include:

- sample of the turf
- manufacturer's description/warranty
- information on the professional installer must be included.

The Architectural Committee will review each *Application for Architectural Improvement—Exterior Modifications* submitted for artificial turf on a case-by-case basis. The committee will consider requests for a top-quality grade of artificial turf, and professional installation is required.

NOTE: In 2008, The Center for Disease Control issued a health concern on potential lead exposure in certain artificial turf products. The Summerfield Homeowner's Association does not endorse the installation of artificial turf and all liability of installing artificial turf rests on the homeowner and not the Summerfield Homeowner's Association.

EXAMPLE VIOLATIONS

Violations include, but are not limited to, the following, which warrant a violations notice from the Architectural Committee:

Examples of CC&R and Architectural Standards Violations

- Failure to obtain prior approval from the Architectural Committee for painting or other architectural improvement. *(See page 4)*
- Yard visible from the street needs care: lawns need watering (20% or more dry or dying), weeds prevalent, tree stump not removed, fallen fruit not being picked up, or bushes or trees need trimming (especially if they overgrow sidewalks). [Palm trees with dead fronds that need trimming.](#)
- [Exposed dirt areas in landscaping visible from the street.](#)
- Accumulation of garbage, trash and overgrown/unmaintained trees or shrubs that might present a health or fire hazard
- House needs repainting in whole or in part.
- House is painted a non-approved color.
- Roof installed with a non-approved material.
- Gutters or backboards left unpainted or painted a color other than that of the house trim.
- Garage door frequently left open for several hours at a time without good reason.
- Trash cans, boxes, bags, equipment, furniture or other items stored outside the fence and visible from the street or from a neighbor's property.
- Metal shelving, furniture or other items stored beside a house or garage, or in a backyard, are visible from the street or from a neighbor's property.
- Oil slicks on driveways.
- A motorhome, trailer, boat, or other recreational vehicle is parked on the driveway, lawn or street for a period of more than 72 hours.
- Use of garage as living quarters. Construction within a garage, which precludes the parking of two cars therein.
- Swings, badminton sets, and other recreational equipment left in view of the street or neighbor's yard at the end of the day or when not in use.
- Loud and/or continuing noise from radios, TVs, sound amplifiers, band instruments, etc.
- Dogs barking or yipping for prolonged periods of time.
- Failure to remove any deposits their animals might place upon the Common Areas, private Lots, streets, or elsewhere in the Community other than in their Owner's yard
- Other violations of the CC&Rs so deemed from time to time by the Board of Directors.