

SUMMERFIELD SCOOPS

Summerfield Pool

In 2013, we have made made some great progress updating our pool. Last year the association voted to install a solar system to increase the pool water temperature and provide additional shade. This summer we heard from many of you on water temperature preferences. Our goal going forward will be to maintain the water temperature at ~80-82 °C. Thank you for your patience as we worked through the particulars of the new system. We have been able to keep the pool open through the month of October. The pool will close on **Nov. 1st this year**. As promised, look for the pool to open early next Spring.

Most recently, we have replaced the gate lock. The new lock brings us up to code in terms of exiting the pool area, a key is no longer needed to exit. The key for the new lock is the same as the old lock. However, if your current key does not work, please contact the Summerfield HOA for a replacement. We have had issues in the past with vandalism, please help us in ensuring that the gate remains in a closed position at all times. More importantly, there is also a safety component to this, as we do not want small children entering the pool without adult supervision. With these improvements the pool will open more months of the year and provides a safer environment for all residents.

SUMMERFIELD HOMEOWNERS ASSOCIATION

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New to the neighborhood? Change of email address or phone number?

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 by emailing the HOA: summerfieldstates@yahoo.com.

Architectural Standards Update

The Architectural Committee wishes to thank Summerfield Homeowners for their conscientiousness in maintaining and upgrading their homes. That diligence allows us to maintain higher re-sale values than those found in comparably sized lots and homes in the RB/Poway area. It also makes it a nicer place to live. In the end we all want to have a neighborhood that presents a good, clean appearance. Your cooperation is very much appreciated.

The Summerfield Architectural Committee is preparing revisions to several of the existing Architectural Standards to make them more understandable, less ambiguous and easier for homeowners to comply. The areas under review include satellite dish receivers and antennae, fences, portable basketball hoops, roofs and mailboxes. The proposed revisions will be circulated for review and feedback in the next one or two months.

One issue of increasing concern is roofs. A handful of owners are experiencing degradation of their roof shingles, a situation that needs to be addressed. Many of these roofs are composed of Cemwood shingles. Cemwood is a company whose cedar shake-looking shingles were a popular choice in the late 1990s, but the product turned out to be flawed, subject to having the shingles split as a result of expansion and contraction cycles. A class-action lawsuit was filed against Cemwood. Participating litigants received payouts that were a fraction of the price of a roof. Some homeowners replaced their roofs, others repair shingles periodically as they fail, and others have yet to act. This is a reminder that homeowners are required to maintain their roofs structurally and aesthetically. The Architectural Committee stands ready to provide you clear guidance on roof types that are acceptable within Summerfield, and looks forward to assisting you.

Finally, as Summerfield Homes are now reaching an age greater than 40 years, there has been an increasing incidence of water pipe failure, owing to some extent to thin pipe thickness that many homes in Summerfield received during new construction. In some cases the resulting flooding has caused extensive damage to floors, walls and furniture. Homeowners are often caused to vacate their homes for extended periods of time. While homeowners insurance might offer some consolation, the disruption caused to the occupants is considerable and sometimes traumatic, if not very expensive. As a result many homeowners who have not yet had a flooding incident are taking the precautionary measure of having their house piping replaced with thicker, copper pipe. This process takes typically two days. While the Summerfield Board cannot recommend any particular plumber for this work, we do know of homeowners who have had the work done. Please email summerfieldestates@yahoo.com or contact Dick Woodward for more information.

Other Community Happenings

The Summerfield Community Garage Sale was held on Saturday September 28th. Although this was a bit later than recent years, by all accounts the sale was a success. Mark your calendars for next year, we plan to hold the garage sale in early to mid-August in 2014.

Halloween Potluck this Sunday, Oct 27, 2-4 pm

Please join us for the Summerfield 2013 Halloween Carnival and Potluck in the grassy area on the Elmfield side of the pool. Join your neighborhood friends at the grassy area by the Summerfield Pool for a real treat this Halloween season...with games, prizes and sweet treats for all! Please **dress in costume** and **bring a treat or snack** to share. Water and paper goods will be provided. This is a fun event to be enjoyed by all. And, a great way to say "Boo!" to your neighbors and friends in your community. Please RSVP with what you plan to bring via the Evite that was sent out or email the HOA.

One last note, the 2012-2013 Summerfield HOA audit report will be posted in the policies and forms section on the Summerfield website at www.summerfieldhoa.net/policies_forms.html.
