



A Quarterly Newsletter published by the Summerfield Homeowners Association — Spring 2018

SUMMERFIELD HOMEOWNERS ASSOCIATION

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- Brad Phillips, *Secretary*
- Kevin Lowitz, *Treasurer*
- Bob McCleary, *Special Projects*

DRIVE SAFELY

Help keep Summerfield accident free!



Owners Checklist



1. Watch for Ballots in the Mail
2. Mail Back Ballots — May 24
3. Attend Annual Meeting — May 31
4. Watch for Dues Mailing — late June
5. Mail Back Dues — by Aug 1

SUMMERFIELD ANNUAL HOA MEETING

Thursday, May 31 at 6:30 p.m.

Lutheran Church of the Incarnation, 16889 Espola Road.
HOMEOWNERS – PLEASE MAIL YOUR BALLOT BY **MAY 24**
— or — BRING IT TO THE MEETING

POOL UPDATES

Pool area improvements completed while pool was closed:

- Replaced major portion of pool deck drain.
- Repaired north-south concrete walkway.
- Removed oval sidewalk in west pool yard and replaced with sod.
- Painted eaves and fascia on pool building; replaced rotten post.
- Added pump room ventilation and new variable speed pump.
- Repaired doors to pump room and men's bathroom.
- Trimmed Cedar trees adjacent to pool wall.
- Added new gate signs.
- Repaired sprinkler and pump room leaks

POOL REMINDERS

- Please discourage children from entering the pool by climbing over the wall or fence. This jeopardizes the lives of the children involved and increases the liability of the community at large.
 - Children, ages 14 and under, must be supervised by an attending parent or an adult that has assumed that responsibility. The supervising adult must be at least 18 years old. Always remember that there is no lifeguard on duty.
 - Pool hours are from 6:00 am to 10:00 pm
 - The gate to enter the pool area must be kept locked at all times. Please do not grant access to people without keys. Our pool is for the use of our residents and their guests.
 - Clean up and take your trash with you—we don't have EDCO trash pickup at the pool. Minimizing the amount of trash is appreciated. (Extra bags are in the bottom of the trash can.)
- Rules are posted at the pool. Further information is available in the "[Community Information](#)" document on the website. Every homeowner has the right and responsibility to enforce these rules and is encouraged to do so. Be safe and have fun!

WEEDS!!!

Probably many of you have experienced an amazing surge in weeds in just the last month. I'm not sure we've seen anything like this in the past 35 years. There are different ways of eradicating weeds. Pulling them is effective but can be labor intensive. Using weed killers can be effective and easy, but many don't trust this method because of the exposure to the individual and the alleged carcinogenic nature of some brands.

There is another method claimed to be effective, not terribly labor intensive, but you don't want to use it on soil where you may intend to grow anything. In other words, it should be limited to areas with lava rock or decorative stones, or possibly bark and mulch. Instructions from [SFGate](#) are as follows:



Vinegar has proven itself an effective weed killer. Like most commercial herbicides, it's nonselective, not caring whether it kills weeds or your petunias. Unlike commercial weed killers, vinegar is eco-friendly and won't harm people, pets or the environment. Vinegar's only real drawback in certain cases is that it has no residual action, so new weeds soon arrive. Permanent removal is occasionally desirable for stubborn weeds in gravel drives and paths as well as cracks and crevices in walkways and sidewalks. Add common table salt to vinegar to destroy weeds for good in these trouble spots. Just make sure to never pour the salt mixture on soil, as the solution will make sure that nothing grows in that spot again.

- Pour 1 gallon of white vinegar into a bucket. Everyday 5-percent household white vinegar is fine for this weed killer. You won't need higher, more expensive concentrations such as 10 or 20 percent. It may take two or three days longer to kill the weeds with the lower concentration, but they will die.
- Add 1 cup of table salt. Stir the solution with a long-handled spoon until all the salt dissolves completely.
- Stir in 1 tablespoon of liquid dishwashing soap. This will act as a surfactant and make the vinegar and salt solution adhere to the weeds more efficiently. Blend thoroughly.
- Funnel the weed killer into a plastic spray bottle.
- Drench the weeds with the solution on a dry, sunny day. Coat all surfaces well with the spray. Any plants soaked with this solution will die within several days. They won't be back and nothing else will ever grow there.
- Funnel any leftover weed killer into an empty plastic container. Cap it tightly. Label it clearly and store in a cool, dark spot indefinitely.

Note — Toxic waste can be disposed of at the [Poway Hazardous Waste Collection Facility](#), 12325 Crosthwaite Circle, Poway on most Saturdays between 9AM and 3PM. Drive to the rear of the facility. You must also give them the container in which you carry the hazardous waste.

NEW TO THE NEIGHBORHOOD?

CHANGE OF EMAIL ADDRESS OR PHONE NUMBER?

Please email the HOA at summerfieldpoway@gmail.com to notify us of any changes in your contact information. We send this newsletter and other important community updates to all owners, renters and property managers via email. Please keep us updated, so we can keep you updated! Thanks!

FEELING SOCIAL?

- 👁 The **Summerfield Chili Cook Off** returns! More info to follow!
- 🔊 Converse with the neighborhood on these independent websites— a great way to keep updated. Need an invite? Contact us by email!

<https://summerfieldpoway.nextdoor.com/>

<https://www.facebook.com/groups/summerfieldstates/>



WHAT IS THIS “HOA” THING, ANYWAY?

This is intended to be the first in a series of informative articles about HOAs.

The Home Owner’s Association is the legal entity that manages our Common Interest Development. The following information is adapted from the [California Bureau of Real Estate](#) Living in a California Common Interest Development [brochure](#):



What is a common interest development (CID)?

A CID is descriptive not only of a certain type of real estate and form of home ownership, but also of a lifestyle that has become more and more common to the American way of life. To understand the concept, it is important to know that there is no one structural type, architectural style, or standard size for CIDs. They come in a variety of types and styles, such as single-family detached houses, two-story townhouses, garden-style units with shared “party walls,” and apartment-like, multistory high rises. In California, there are tens of thousands of CIDs that range in size from a simple two-unit development to a large complex having thousands of homes, many commonly owned facilities, and multiple associations under the auspices of one overall master association. However, despite the wide range of differences that may exist among CIDs, all CIDs are similar in that they allow individual owners the use of common property and facilities and provide for a system of self-governance through an association of the homeowners within the CID. The most common type of association of homeowners is the nonprofit mutual benefit corporation. This is a corporation in which the members of the corporation vote for a board of directors that run the affairs of the corporation. However, some associations, usually the older ones, are unincorporated associations. In many ways, unincorporated associations are treated the same as mutual benefit corporations under California law.

Do you have to join the association?

Membership in the association is automatic. When a person buys a lot, home, townhouse, or condominium in a common interest development, he/she automatically becomes a member of the association.

What are Covenants, Conditions and Restrictions (CC&Rs)?

The Declaration of the Covenants, Conditions and Restrictions, or CC&Rs, contains the ground rules for the operation of the association. This governing document identifies the association’s common area and responsibilities, explains the obligation of the association to collect assessments, as well as the obligation of the owners to pay assessments. It also states that the association may sue owners for violations of the rules or failure to pay assessments, and explains what happens if there is any destruction of property in the development as a result of fire or earthquake. The CC&Rs will also state the duties and obligations of the association to its members, insurance requirements, and architectural control issues.

What are bylaws?

As stated above, the CC&Rs generally state how an association is to be operated. In almost every instance the association, through its board of directors, has the ultimate responsibility for managing the association. As the association is usually a corporation, bylaws establish the rules by which the corporation will be run. Bylaws usually set forth how members vote for the board of directors, the number and term limit of members of the board of directors, the duties of the board, the duties of the officers, and other incidental provisions.

We plan to address architectural standards, HOA boards, and California laws that govern how HOAs operate in future articles. If there is some specific topic you’d like to see addressed, let us know!