

Summerfield SCOOPS

Back to
School!



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

**SUMMERFIELD
HOMEOWNERS ASSOCIATION**
PO Box 28143
San Diego, CA 92198
summerfieldpoway@gmail.com
<http://summerfieldpoway.com>

SHOA BOARD MEMBERS

- Tom Halfaker, *President*
858-774-4103
- Manny Murguia,
Architectural Chair
858-859-1724
- Brad Phillips, *Secretary*
- Kevin Lowitz, *Treasurer*
- Bob McCleary, *Special Projects*

DRIVE SAFELY

Help keep Summerfield accident free!



BE SAFE ON OUR STREETS AND SIDEWALKS

Drive safely - we have children at play. A parked vehicle being hit recently underscores the concern. Also, dog walkers **MUST** clean up droppings to avoid the spread of disease.

WHAT IS AN ARCHITECTURAL STANDARD, ANYWAY?

One in a series of informative articles about HOAs.

"**Architectural Standards**," also called "Architectural Guidelines," "Design Rules," etc., establish an association's policies and procedures for alterations, modifications and improvements to an owners' property, common areas, and exclusive use common areas. Guidelines often include subjective [aesthetic considerations](#). Architectural standards provide detail to matters that may or may not be covered in the CC&Rs. For example, the CC&Rs may not cover paint colors or acoustical standards but both can be included in the architectural standards.

Maintaining the architectural integrity of the development has been recognized by the courts as an important function of an association.

Maintaining a consistent and harmonious neighborhood character, one that is architecturally and artistically pleasing, confers a benefit on the homeowners by maintaining the value of their properties. ([Dolan-King v. Rancho Santa Fe.](#))

Another important function of the Association is to preserve the aesthetic quality and property values within the community. ([Cohen v. Kite Hill.](#))

Because associations are responsible for the common areas and because CC&Rs prohibit alterations to the common areas without prior approval of the board of directors or an architectural committee, boards should adopt written architectural guidelines. They can be incorporated into the Rules and Regulations or be stand-alone architectural standards.

Membership 30-Day Review. Architectural standards are developed and approved by the board of directors. Adopting or amending architectural standards is considered an operating rule change that requires 30-days notice to the membership before it can be adopted.

From: Davis-Stirling.com

Owners Checklist



1. Annual Dues are now overdue! Prompt payment is appreciated or late fees may apply!
2. Remember to get architecture committee pre-approval for exterior changes (paint, lawn, etc.)

2ND ANNUAL
SPOOKTACULAR
CHILI COOK-OFF

OCTOBER 28th

3-6pm at the grassy field in front of the pool

Potluck!

BYOB & a chair

Water, utensils, & chili toppings provided

KIDS IN A COSTUME GET A SPECIAL TREAT!

If you'd like to compete in the Cook-Off, please RSVP to:

summerfieldpoway@gmail.com

by October 21st - Space is limited!



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. This newsletter and other important community updates are sent to all owners, renters and property managers via email. Please keep us updated, so we can keep you updated!

FEELING SOCIAL?

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/>



WATER PRESSURE IN YOUR HOME

The City of Poway provides municipal water service to our entire neighborhood. Due to the geographic location of the reservoirs and the water mains, the pressure at the water meter and into your home can exceed 100 psi. This is too high for most household appliances and will prematurely wear out valves, hoses, and pipes. How can you monitor and detect an issue? Our local Home Depot sells water pressure gauges that easy screw on to your home's hose bibbs. They cost approximately \$10, and are very easy to use. If you are purchasing one, be sure to get the model with a maximum pressure needle so you can observe the pressure over a 24 hour period. The ideal water pressure for a single story home in Summerfield Estates is about 50 psi.

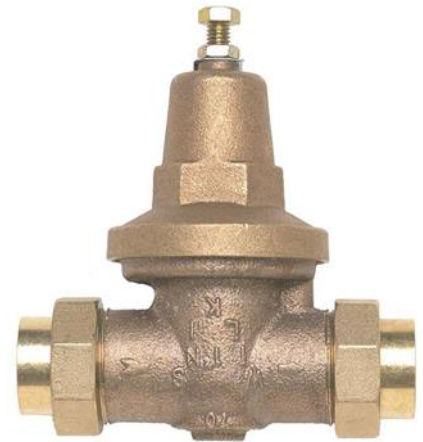


Watts Model DP IWTG

Managing the pressure inside your home requires the use of a pressure regulator. So what is a pressure regulator? The pressure regulator is a flow control device that is installed between the incoming water line and the rest of the home. The purpose is to protect the piping system inside your home from the high water pressure delivered by the city. Two popular models from Zurn-Wilkins are pictured. The all metal regulator has superior flow performance and durability, at an increased cost, over the plastic model. The lifespan of a pressure regulator is typically 5-10 years, after which the hard



Zurn-Wilkins Model NR3XL



Zurn-Wilkins Model 70XL

water will corrode the components inside the regulator and cause it to stop working correctly. As they age, you might see your water pressure slowly creep up above 50 psi, the flow of water may slow down when several faucets are being used at the same time, the flow may be inconsistent, or the regulator itself may start to hum, whistle or chatter. All are indications that the regulator may be ready to replace.

We've discussed the incoming water pressure, and the importance of pressure regulators, but there is another often overlooked source of water pressure: your home water heater. If you have a traditional water heater, not a tankless unit, water is continuously heated to the temperature set on the thermostat. After you take a shower, run the dishwasher or washing machine, your hot water tank burner will activate and heat the water in the tank. As the water is heated, it will expand in volume, not only inside the water heater, but also in the pipes connected to the water heater. This is called thermal expansion which results in an increase in the water pressure. As a consequence of the pressure regulator, the water cannot flow backwards out of your home back to the water meter, so it is trapped in your home until a faucet is opened,

washing machine is run, or toilet is flushed to allow the pressure to drop back down. A separate device, called an expansion tank, was developed to allow water a place to go when heated. They are now required by the California Plumbing Code and should be added by a plumber when your hot water tank is replaced. Having an expansion tank will stabilize swings in water pressure inside your pipes, and eliminate high pressure resulting from hot water expansion. You may also hear the pipes creak in your home as the pressure increases. Adding an expansion tank may eliminate creaking noises, so you get the added benefit of quieter pipes and protecting your plumbing system. How do you know if you need an expansion tank? Use a pressure gauge with a maximum pressure needle to observe swings over a 24 hour period. Connect the gauge to your hose bib for a day to observe if the maximum pressure needle swings above 50 psi. If it does, you should consider adding an expansion tank to keep the water



Thermal expansion tanks come in several sizes and colors. It must be rated for drinking water, and the internal pressure must match your pressure regulator.

pressure in your home at a steady 50 psi. You are now a little bit wiser about the plumbing components that are an essential part of your home. Any licensed plumber can assist you with maintaining these devices, many offer free estimates and will also inspect pressure regulators and expansion tanks free of charge.

Thanks to Robert Stone for contributing this article.

SEE VANDALISM OR TRESPASSING AT THE POOL?

Please

- 1) Make note of the circumstances (who, what, where, when, how, why)
- 2) File a report with the Sheriff non-emergency line (858-565-5200)
- 3) Also let the HOA board know (summerfieldpoway@gmail.com or see contact info on summerfieldpoway.com).



where
how
what
who
why
when