# Summerfield Homeowners Association

#### ANNUAL MEETING 2019

Agenda

- 1. Call to Order and Welcome Tom Halfaker
- 2. Introduction of Board Members
- 3. Introduction of Homeowners Present
- 4. Status of the Association Tom Halfaker
- 5. Architectural Committee Report Manny Murguia
- 6. Treasurer's Report Kevin Lowitz
- 7. Communications Update Brad Phillips
- 8. Special Projects Update Bob McCleary
- 9. Election Status Yvonne Dozier
- 10. Open Forum and Questions
- 11. Request for Volunteers/Closing Tom Halfaker

#### **Board Members**

- Tom Halfaker President
- Kim Caterina VP & Architectural Committee Chair
- Brad Phillips Secretary & Communications
- Kevin Lowitz Treasurer
- Bob McCleary Special Projects

#### Introductions

- Ballot Inspectors
- Homeowners

#### State of the Association

- Review of 2018 2019
- Financial Status
- Goals for 2019 2020 Fiscal Year

#### Architectural Committee Team Members

- Kim Caterina\* (Chair)
- Dana Giampietro
- Sarah Orr
- Amanda Boruff\*
- Shelby Thomas\*
- Aerial Anger\*\*
- Diane Mendoza\*\*
- Francean Williams\*\*
- Kenny Malone\*\*
- Michael Spring\*\*
- \* new in the past year\*\* departed in the past year

A special thank you to Kim Caterina who enthusiastically volunteered to take over architectural Chair duties this year and to Michael Spring who has joined the Board in the Position of Treasurer.

#### Architectural Committee 2018-2019 Highlights

- Approved 45 Applications for Improvement (8 paint, 6 landscaping, 10 solar, 1 patio, 7 fence, 3 roof, 2 mailbox, 4 front door, 1 garage door, 3 window)
- Had 147 'perfect' homes throughout the year (up from 108 in 2017-2018)
- Held 1 Violation Meeting
- Established email address for Architectural Committee correspondence
- Approval of some applications can be done via email
- Approved a new garage door type
- Reminder: Watch those weeds and garbage/recycle bins

#### **Examples of Recent Improvement Projects**



Beautiful custom landscaping



Distinctive, curved roof tiles



#### Amazing landscaping and remodeling



Solar system



## **Amazing Front Door Design**



#### Sorry, but I'm moving on

- Thank you to all those on the Architectural Committee and the Board with whom I served
- Special thank you to Kim for taking over my responsibilities on short notice and what amounted to her first day on the job
- Shout outs, fist bumps, and a big thumbs up to our owners who strive to keep Summerfield a very desirable place to live
- Remember, we all help keep Poway beautiful and safe!

#### Manny Murguia

#### Treasurer's Report

- 2018-2019 YTD Financial Summary
- Reserve Fund Update
- 2019-2020 Budget & Dues

#### 2018-2019 YTD Financial Summary

#### Summerfield Homeowner's Association Balance Sheet As of May 22, 2019

	May 22, 19
ASSETS	
Current Assets	
Checking/Savings	
Pacific Western - Checking	33,728.80
Pacific Western - MM	3,473.81
Pacific Western - Reserve Acct	87,903.57
Total Checking/Savings	125,106.18
Total Current Assets	125,106.18
Fixed Assets	0.00
TOTAL ASSETS	125,106.18
LIABILITIES & EQUITY	125,106.18

- Estimate \$3,500 expenses remaining thru end of June
  - ~\$3,000 operating expenses
  - ~\$500 non-operating expenses (reserve)

#### Summerfield Homeowner's Association Profit & Loss Budget vs. Actual July 1, 2018 through May 22, 2019

Ordinary Income/Expense Income         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D <thd< th="">         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         D         <thd< th="">         D         D         <thd<< th=""><th></th><th>Jul 1, '18 - May 22, 19</th><th>Budget</th><th>\$ Over Budget</th><th>% of Budget</th></thd<<></thd<></thd<>		Jul 1, '18 - May 22, 19	Budget	\$ Over Budget	% of Budget
Inome         Escrow Transfer Fee         600.00         1,050.00         (450.00)         57.1%           Homeowner's Dues         50,170.00         50,170.00         0.00         100.0%           Late Fees         275.00         125.00         150.00         220.0%           Penalties         350.00         0.00         350.00         100.0%           Tax Refunds         10.03         0.00         100.0%         100.0%           Gross Profit         51,405.32         51,345.32         60.00         100.1%           Expense         0.00         50.00         0.00         100.1%           Accounting         0.00         50.00         0.00         100.1%           HOA Membership         0.00         50.00         0.00         100.1%           HOA Membership         295.00         295.00         0.00         100.0%           HoA Membership         295.00         2,230.60         300.04%         105.5%           Ladiscaping         8,700.10         7,496.77         1,203.33         116.1%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70)         88.8%	Ordinana Incomo/Evanana				
Escrow Transfer Fee         600.00         1,050.00         (450.00)         57,19           Homeowner's Dues         50,170.00         50,170.00         0.00         100.0%           Interest Income         0.29         0.32         (0.03)         90.6%           Late Fees         275.00         125.00         150.00         220.0%           Penalties         350.00         0.00         350.00         100.0%           Tax Refunds         10.03         0.00         10.03         100.0%           Gross Profit         51,405.32         51,345.32         60.00         100.1%           Gross Profit         51,405.32         51,345.32         60.00         100.1%           Expense         Accounting         0.00         50.00         (50.00)         0.0%           Annual Homeowners Meeti         150.00         108.45         43.55         140.9%           HOA Membership         285.00         295.00         0.00         100.5%           Landscaping         8,700.10         7,496.77         1,203.33         116.1%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70) </th <th></th> <th></th> <th></th> <th></th> <th></th>					
Homeowner's Dues         50,170.00         50,170.00         50,170.00         100.0%           Interest Income         0.29         0.32         (0.03)         90.6%           Late Fees         275.00         125.00         150.00         220.0%           Penalties         350.00         0.00         350.00         100.0%           Tax Refunds         10.03         0.00         10.03         100.0%           Total Income         51,405.32         51,345.32         60.00         100.1%           Gross Profit         51,405.32         51,345.32         60.00         100.1%           Expense         Accounting         0.00         50.00         100.0%           Accounting         0.00         50.00         0.00         100.0%           Homeowners Meeti         150.00         108.45         43.55         140.9%           HOA Membership         285.00         200.00         100.0%         100.0%           Legal Fees         3.343.50         1,112.00         2.230.80         300.4%           Pool         5,787.82         6,514.52         (728.70)         88.8%           Postage and Delivery         127.00         333.71         (208.71)         38.1%		800.00	1 050 00	(450.00)	57 104
Interest Income         0.29         0.32         (0.03)         90.6%           Late Fees         275.00         125.00         150.00         220.0%           Penalties         350.00         0.00         350.00         100.0%           Tax Refunds         10.03         0.00         10.03         100.0%           Total Income         51,405.32         51,345.32         60.00         100.1%           Gross Profit         51,405.32         51,345.32         60.00         100.1%           Expense         Accounting         0.00         50.00         100.1%           Accounting         0.00         50.00         0.00         100.0%           HOA Membership         295.00         0.00         100.05.5%         140.9%           HOA Membership         295.00         0.00         100.05.5%         140.9%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%					
Late Fees         275.00         125.00         180.00         220.0%           Penalties         330.00         0.00         350.00         100.0%           Tax Refunds         10.03         0.00         10.03         100.0%           Total Income         51.405.32         51.345.32         60.00         100.1%           Gross Profit         51.405.32         51.345.32         60.00         100.1%           Expense         Accounting         0.00         50.00         (50.00)         0.0%           HOA Membership         295.00         295.00         0.00         105.5%         140.9%           Ladiscaping         8.700.10         7.496.77         1.203.33         116.1%           Legal Fees         3.343.50         1.112.90         2.230.80         300.4%           Pool         5.787.82         6.514.52         (726.70)         88.8%           Pool         5.787.82         0.514.52         (726.70)         88.8%           Printing         40.38         1.41.19         2.94.6%         9.01.00.0%           Social Events         701.61         450.00         251.81         155.9%           Supplies         142.11         1.000.00         0.00					
Penalties         350.00         0.00         350.00         100.0%           Tax Refunds         10.03         0.00         100.03         100.0%           Total Income         51.405.32         51.345.32         60.00         100.1%           Gross Profit         51.405.32         51.345.32         60.00         100.1%           Expense         Accounting         0.00         50.00         (50.00)         0.0%           Annual Homeowners Meeti         150.00         108.45         43.55         140.9%           HOA Membership         285.00         206.00         0.00         100.0%           Insurance         5.770.00         5.467.00         303.00         105.5%           Legal Fees         3.343.50         1.112.90         2.230.80         300.4%           Pool         5.787.82         6.514.52         (726.70)         88.9%					
Total Income         51,405.32         51,345.32         60.00         100.1%           Gross Profit         51,405.32         51,345.32         60.00         100.1%           Expense         Accounting         0.00         50.00         (50.00)         0.0%           Accounting         0.00         50.00         (50.00)         0.0%           Annual Homeowners Meeti         150.00         108.45         43.55         140.9%           HOA Membership         286.00         295.00         0.00         100.5%           Landscaping         8,700.10         7,496.77         1,203.33         116.1%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1,075.00         0.00         1,075.00         100.0%           Social Events         710.61         450.00         251.61         155.9%           Supplies         142.11         1,000.00         (857.89)			1		100.0%
Total Income         51,405.32         51,345.32         60.00         100.1%           Gross Profit         51,405.32         51,345.32         60.00         100.1%           Expense         Accounting         0.00         50.00         (50.00)         0.0%           Accounting         0.00         50.00         (50.00)         0.0%           Annual Homeowners Meeti         150.00         108.45         43.55         140.9%           HOA Membership         286.00         295.00         0.00         100.5%           Landscaping         8,700.10         7,496.77         1,203.33         116.1%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1,075.00         0.00         1,075.00         100.0%           Social Events         710.61         450.00         251.61         155.9%           Supplies         142.11         1,000.00         (857.89)	Tax Refunds	10.03	0.00	10.03	100.0%
Outer Model         Outer Model	Tax Refutius	10.05	0.00	10.05	100.0%
Expense Accounting         0.00         50.00         (50.00)         0.00           Annual Homeowners Meeti         150.00         106.45         43.55         140.9%           HOA Membership         295.00         295.00         0.00         100.0%           Insurance         5.770.00         5,467.00         303.00         105.5%           Landscaping         8.700.10         7,498.77         1,203.33         118.1%           Legal Fees         3,343.50         1,112.90         2,230.80         300.4%           Pool         5,787.82         6,514.52         (728.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         284.6%         284.6%           Reserve Study         1.075.00         0.00         1.075.00         100.0%           Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1,000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1,500.00         1,500.00         271.20         100.0%           Utilities         7,499.92         8,391.62         (891.70) <th>Total Income</th> <td>51,405.32</td> <td>51,345.32</td> <td>60.00</td> <td>100.1%</td>	Total Income	51,405.32	51,345.32	60.00	100.1%
Accounting         0.00         50.00         (50.00)         0.0%           Annual Homeowners Meeti         150.00         106.45         43.55         140.9%           HOA Membership         295.00         205.00         0.00         100.0%           Insurance         5.770.00         5.467.00         303.00         105.5%           Landscaping         8.700.10         7.496.77         1.203.33         116.1%           Legal Fees         3.343.50         1.112.90         2.230.60         300.4%           Pool         5.787.82         6.514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         294.6%           Reserve Study         1.075.00         0.00         1.075.00         100.0%           Social Events         701.81         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1.500.00         1.500.00         271.20         100.0%           Utilities         7.499.92         8.391.62         (891.70)	Gross Profit	51,405.32	51,345.32	60.00	100.1%
Annual Homeowners Meeti         150.00         108.45         43.55         140.99           HOA Membership         295.00         295.00         0.00         100.0%           Insurance         5.770.00         5.467.00         303.00         105.5%           Landscaping         8.700.10         7.496.77         1.203.33         116.1%           Legal Fees         3.343.50         1.112.90         2.230.60         300.4%           Pool         5.777.00         333.71         (206.71)         38.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1.075.00         0.00         1.075.00         100.0%           Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1.500.00         1.500.00         271.20         100.0%           Utilities         7.499.92         8.391.62         (891.70)         89.4%           Website         133.04         0.00         133.04 <td< th=""><th>Expense</th><td></td><td></td><td></td><td></td></td<>	Expense				
HOA Membership Insurance         295.00         295.00         0.00         100.0%           Insurance         5,770.00         5,467.00         303.00         105.5%           Landscaping         8,700.10         7,496.77         1,203.33         116.1%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1.075.00         0.00         1.00.0%         500.0%           Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1,500.00         1,500.00         271.20         100.0%           Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Utilities         7,499.92         8,391.62         (891.70)         89.4%	Accounting	0.00	50.00	(50.00)	0.0%
Insurance         5,770.00         5,467.00         303.00         105.5%           Landscaping         8,700.10         7,496.77         1,203.33         116.1%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14,19         26.19         294.6%           Reserve Study         1.075.00         0.00         1.075.00         100.0%           Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1.500.00         1.500.00         271.20         100.0%           Utilities         7,499.92         8.391.62         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Annual Homeowners Meeti	150.00	106.45	43.55	140.9%
Landscaping         8,700.10         7,496.77         1,203.33         116.1%           Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1,075.00         0.00         1,075.00         100.0%           Social Events         701.61         450.00         251.81         155.9%           Supplies         142.11         1,000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1,500.00         1,500.00         271.20         100.0%           Taxes, Licenses & Permits         271.20         0.000         271.20         100.0%           Utilities         7,499.92         8,391.62         (891.70)         89.4%	HOA Membership	295.00	295.00	0.00	100.0%
Legal Fees         3,343.50         1,112.90         2,230.60         300.4%           Pool         5,787.82         6,514.52         (728.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1.075.00         0.00         1.075.00         100.0%           Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1.500.00         1.500.00         271.20         100.0%           Utilities         7,499.92         8,391.62         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Insurance	5,770.00	5,467.00	303.00	105.5%
Pool         5,787.82         6,514.52         (726.70)         88.8%           Postage and Delivery         127.00         333.71         (206.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1,075.00         0.00         1,075.00         100.0%           Social Events         701.61         450.00         251.81         155.9%           Supplies         142.11         1,000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1,500.00         1,500.00         0.00         100.0%           Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Website         133.04         0.00         133.04         100.0%	Landscaping	8,700.10	7,496.77	1,203.33	116.1%
Postage and Delivery         127.00         333.71         (20.71)         38.1%           Printing         40.38         14.19         26.19         284.6%           Reserve Study         1.075.00         0.00         1.075.00         100.0%           Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1.500.00         1.500.00         0.00         100.0%           Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Website         133.04         0.00         133.04         100.0%	Legal Fees	3,343.50	1,112.90	2,230.60	300.4%
Printing         40.38         14.19         26.19         284.6%           Reserve Study         1.075.00         0.00         1.075.00         100.0%           Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1.500.00         1.500.00         0.00         100.0%           Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Utilities         7.499.92         8.391.62         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Pool	5,787.82	6,514.52	(726.70)	88.8%
Reserve Study         1,075,00         0,00         1,075,00         100.0%           Social Events         701,61         450,00         251,81         155.9%           Supplies         142,11         1,000,00         (857.89)         142.9%           Tax Preparation/Annual Rept         1,500,00         1,500,00         0,00         100.0%           Taxes, Licenses & Permits         271,20         0,00         271,20         100.0%           Website         133,04         0.00         133,04         100.0%	Postage and Delivery	127.00	333.71	(206.71)	38.1%
Social Events         701.61         450.00         251.61         155.9%           Supplies         142.11         1.000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1.500.00         1.500.00         0.00         100.0%           Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Utilities         7,499.92         8,391.62         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Printing	40.38	14.19	26.19	284.6%
Supplies         142.11         1,000.00         (857.89)         14.2%           Tax Preparation/Annual Rept         1,500.00         1,500.00         0.00         100.0%           Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Utilities         7,499.92         8,391.62         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Reserve Study	1,075.00	0.00	1,075.00	100.0%
Tax Preparation/Annual Rept         1,500.00         1,500.00         0.00         100.0%           Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Utilities         7,499.92         8,391.82         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Social Events	701.61	450.00	251.61	155.9%
Taxes, Licenses & Permits         271.20         0.00         271.20         100.0%           Utilities         7.499.92         8.391.62         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Supplies	142.11	1,000.00	(857.89)	14.2%
Utilities         7,499.92         8,391.62         (891.70)         89.4%           Website         133.04         0.00         133.04         100.0%	Tax Preparation/Annual Rept		1,500.00		100.0%
Website         133.04         0.00         133.04         100.0%		271.20	0.00		100.0%
	Utilities	7,499.92	8,391.62	(891.70)	89.4%
Total Expanse 25.528.80 22.722.18 2.004.52 100.884	Website	133.04	0.00	133.04	100.0%
30,530.06 32,732.10 2,604.02 108.0%	Total Expense	35,536.68	32,732.16	2,804.52	108.6%
Net Ordinary Income 15,868.64 18,613.16 (2,744.52) 85.3%	Net Ordinary Income	15,868.64	18,613.16	(2,744.52)	85.3%
Other Income/Expense (19,743.74) 0.00 (19,743.74) 100.0%	Other Income/Expense	(19,743.74)	0.00	(19,743.74)	100.0%

#### **Reserve Fund Update**

• What is the reserve fund?

• Funds used for capital expenditures (non-operating expenses) to maintain the HOA common areas (e.g. pool area, walk-thru, fence)

• What is the projected funding level based on the most recent reserve study conducted in April 2019?

• 3-year projection:

Year	Projected Reserve Funding**	Projected Reserve Expenses**	Projected Reserve Fund Balance	Fully Funded Reserve**	Percent Funded
2018 - 2019	\$15,870*	(\$20,250)*	\$119,800*	\$152,824	78%
2019 - 2020	\$16,715	(\$5,585)	\$130,930	\$168,926	78%
2020 - 2021	\$17,216	(\$61,234)	\$86,912	\$128,710	68%
2021 - 2022	\$17,733	(\$1,963)	\$102,682	\$148,871	69%

\* As of May 22, 2019 and assumes transfer of 2017-2018 & 2018-2019 actual ordinary income to reserves

\*\* Based on 3% annual inflation rate and 3% annual reserve contribution increase

#### 2019-2020 Budget & Dues

#### Summerfield Homeowner's Association Profit & Loss Budget Overview

July 2019 through June 2020

	Jul '19 - Jun 20
Ordinary Income/Expense Income	56,510.36
Gross Profit	56,510.36
Expense Accounting Annual Homeowners Meeting HOA Membership Insurance Landscaping	50.00 150.00 295.00 5,885.00 9,500.00
Legal Fees Pool	3,000.00 8,450.00
Postage and Delivery	550.00
Printing Social Events	40.00 600.00
Supplies	1,000.00
Tax Preparation/Annual Rept Taxes, Licenses & Permits Utilities	1,500.00 275.00 8,500.00
Total Expense	39,795.00
Net Ordinary Income	16,715.36
Net Income	16,715.36

- SHOA annual dues of \$320 per property
   \$30 or 10% increase versus prior year
- Invoices mailed in June & payment due by July 31<sup>st</sup>

#### • Website

- o SummerfieldPoway.com
- Goal: simple but useful
- Policy documents
- Meeting minutes
- Docs needed for escrow
- Announcements
- Search looks inside all policies!

Summerfield
Home
HOA Board
Newsletter
Policies & Forms
Meetings & Events
Мар
FAQ
Contact Us
Announcements
Search
Recent Posts
Spring 2017 Newsletter Posted

#### Home



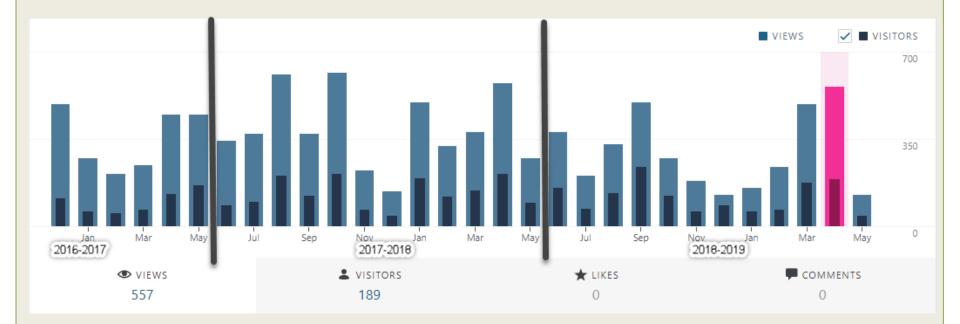
Welcome to Summerfield—a hs on the border of San Diego's Ra Summerfield has been a desire County. Summerfield residen

- our own neighborhood pool
- neighborhood holiday partie
- access to adjacent equestri
- the convenience of nearby
- close proximity to Lake Pow recreation
- a self-managed association

Summerfield HOA PO Box 28143 San Diego CA 92198 summerfieldpoway@gmail.c

#### • Website Views & Visitors

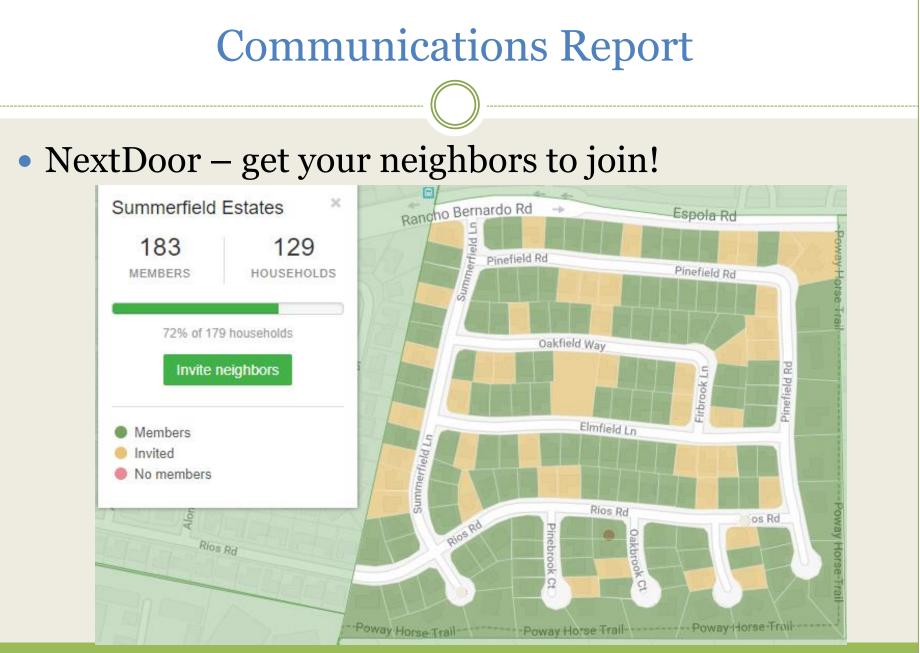
• Peak in last year was Apr 2019: video policy, asphalt, arch chair



#### • Website View Stats for 365 days ending May 11, 2019

Policies & Forms	856
Home	835
Newsletter	290
HOA Board	249
Мар	106
2018 HOA Meeting Wrap Up	106
Contact Us	104
Summer 2018 Summerfield Scoops	95
FAQ	87
Pool area video surveillance system installed	68
2019 Summerfield Pool Opening	64
Architecture Committee Chair Update	55

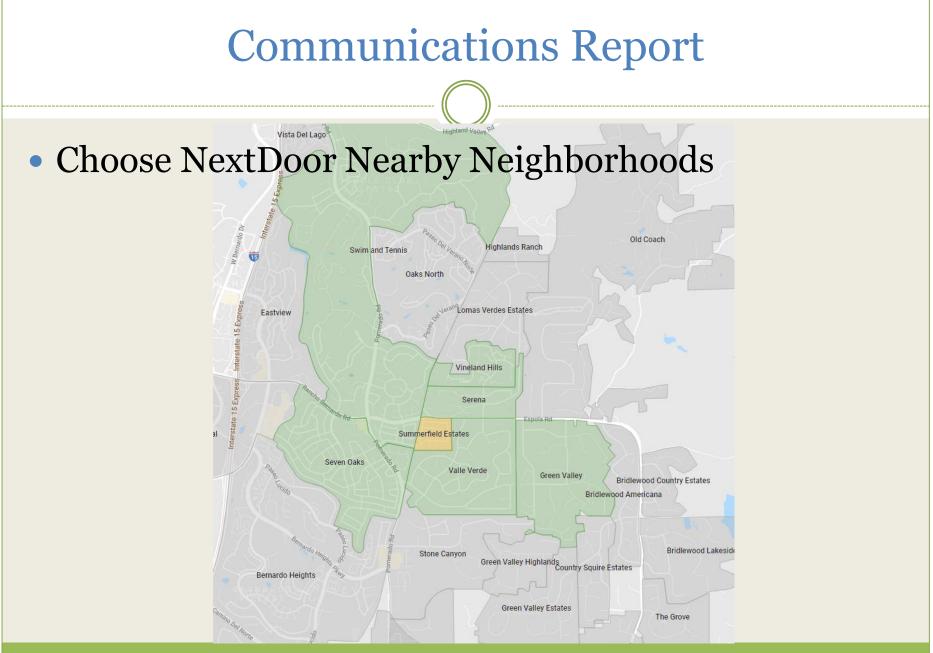
- Getting the word out: Any Way We Can
- Emails
  - o <u>summerfieldpoway@gmail.com</u>
  - o <u>hoa@summerfieldpoway.com</u>
  - o MailChimp
  - o 50% to 60% get opened
- Making announcements on Facebook and NextDoor
   summerfieldpoway.nextdoor.com
  - facebook.com/groups/summerfieldestates/



- NextDoor Getting the most out of it
  - Choose your privacy settings
  - Choose whether and how often to get emails
  - Follow the NextDoor Community Guidelines, boiled down to "Everyone here is your neighbor. Treat each other with respect."
  - Use the right categories for posts
  - Every post (and response) should be about LOCAL issues.
  - o Don't use Nextdoor as a soapbox

- NextDoor Getting the most out of it
  - 'Hide posts' or 'Mute' problematic posters

	~
	Hide post
	X Mute You won't see their content
	🏳 Report post
	Turn on notifications     Turn on notifications
$\bigcirc$ Thank $\bigcirc$ Reply $\lor$	Change category
See 10 previous replies	🖄 Share post
	Add bookmark
	· · · · · · · · · · · · · · · · · · ·



#### Summerfield Scoops

• Moving to more phone friendly and more frequent postings

• Anyone want to help write or suggest articles?



Keep us updated, so we can keep you updated! New/alternate address? Renting? Rep/POA? (It's the law: CA Civil Code 4041) *And:* Email + Phone contact info

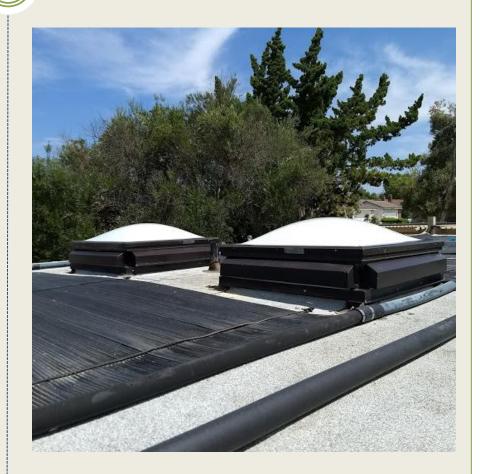


#### **Special Projects**

- Skylights Replaced
- Water System Upgraded
- Wooden Steps Replaced
- Asphalt Repaired
- Trees Removed
- Cameras Installed

## **Skylights Replaced**





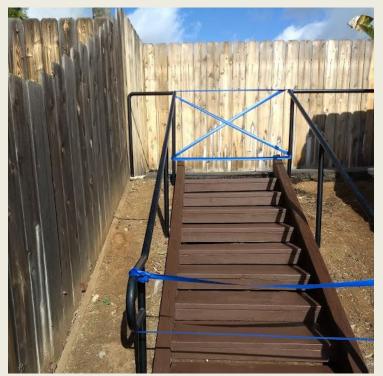
## Water System Upgraded

- Replaced:
  - Eight sprinkler valves
  - Existing pressure regulator
- Added:
  - Pressure regulator from street
  - Additional shut-off valves
- Upgraded Sprinklers west of pool
- Replaced Sprinkler heads in shrubs recurring

#### Wooden Steps Replaced

## Replaced steps located between Pinefield and Oakfield





## Asphalt Repaired

#### <u>WHAT</u>

- Walkways
- Pool Parking Area Elmfield

# <u>WHY</u>

- Trip and Fall Hazards
- Tree on Pinefield

## Cracks

## Asphalt Repaired

#### HOW

- Remove and replace
- Overlay
- Patch, Crack Fill & Seal
  Replaced 500 sq. ft.
  Patched 200 sq. ft.
  Crack-filled 1200 linear ft.
  Seal-coated 11,000 sq. ft.

## Asphalt Repaired









#### **Trees Removed**

- County Inspection
- Trim or remove tree limbs if
  - o Sustain weight of 10 yr. old
  - Within 5 feet of fence
- Compliance
  - Have plan within one week
  - Complete plan within 30 days

#### **Cameras Installed**

- Three surveillance cameras
- Motion-sensitive
- Hardwired
- DVR with 2 TB hard drive
- Policy

#### **Election Status**

#### Two open board positions

- Candidates
  - > Brad Phillips (current board member)
  - > Michael Spring

#### **Open Forum & Questions**

• Questions from the community

## Closing

- Please volunteer your time
- Thank you