

# *The Newsletter of Your Summers Creek Homeowners' Association*

Edition Volume 8, Issue 1

## Association Board Members

President: Jon Saul  
Vice President: Jim Kinney  
Secretary: Ameen Sarkees  
Treasurer: Richard Moticska  
Director: Kay Sanders

Architectural  
Review Committee (ARC):  
Chair: Sharon Ferrall

Harry Doan  
John Estes  
Anil Parag  
Gloria Sproule

Summers Creek  
Homeowners Association  
P.O Box 540833  
Merritt Island, FL 32954

Email: [HOA@summerscreek.us](mailto:HOA@summerscreek.us)

Summers Creek HOA Website:  
[www.summerscreek.us](http://www.summerscreek.us)

**Meetings:** Normally scheduled for 6 PM on the second Thursday of each month in the Karen Road Building, Kiwanis Island. Check for the announcement of meeting date at the front entrance to our community, or check our website for current information. Meeting date and location is subject to change due to circumstances beyond our control.



## From the HOA Board of Directors

Your new Board has an ongoing commitment to maintaining the beauty and quality of our neighborhood. Please let the Board know of any concerns or any new projects you would like to see. The Board normally meets the 2nd Thursday of each month at 6 PM. Residents are welcome and encouraged to attend our open Board meetings.

The Board's first three months have been relatively uneventful and we've yet to have a non-budgeted expenditure. Your Board continues to work with homeowners to complete fence repairs to their properties caused by hurricane Matthew and work with homeowners on non-compliance issues. In addition, the Board is actively working to sustain or replace the front entrance flower beds. If you have suggestion on the front entrance, please provide your recommendations to the Board via e-mail at [hoa@summerscreek.us](mailto:hoa@summerscreek.us) or in person

*2017 Summer Creek Board of Directors*

**Annual Meeting & Elections** — The annual homeowner membership meeting was held Tuesday, February 7, 2017, at the Karen Stallard Road Community Building, Kiwanis Island. There were 12 homeowners in attendance, plus 20 homeowners represented by proxy. This exceeded the quorum requirements necessary to hold the annual meeting and elections. Your new communities Board of Directors are shown in the left panel of this page.

## New Residents, Welcome!

Several new families have moved into the neighborhood over the past year. Please join us in making them all feel welcome. Farewell and best wishes to those families leaving soon for other areas.

**Missing Front Entrance Plants** — The HOA's lawn service was attempting to revive the front entrance flower beds when someone removed the plants. If anyone knows who removed the front entrance flower in late April, please apprise the Board of Directors.



### Home-owner Fences

It has been almost six months since hurricane Matthew wreaked havoc on the Florida coast. The Board wanted to ensure time was given to homeowners to complete insurance claims, where applicable. As a reminder, homes along Summers Creek are required to maintain a fence along their property which border upon other neighborhoods. In March, the Board of Directors began identifying properties where fences still need to be repaired, replaced, or removed, where applicable.



**Fake news** or the deliberate spread of misinformation with the intent to mislead has not only been in the news but also in our community. Our Board of Directors encourages home-owners obtain the entire story and validate news themselves. Feel free to ask any HOA director or simply send an email to the Board requesting to access to any HOA documents that you may find helpful include: meeting minutes, maintenance documentation, lawsuit settlements, lawsuits notices, financials records, etc.



### Lawn

#### Maintenance and HOA Pond

We need your help. Some of the residents and lawn maintenance contractors have been observed discharging grass clippings into the pond, the storm drains and/or the streets. Grass clippings or any other debris depletes the oxygen in the water as it decays. Oxygen depletion will kill the fish and any decaying organic matter is the food source on which algae survive.

Some of the things that must be done on a continuous basis to help maintain our community and the pond are:

1. Do not allow any grass clippings to go into the pond, down the storm drains or onto the streets. Grass clippings should either be picked up or be blown back onto the lawn as they return nutrients to the soil and feed your lawn. **If you are using a lawn service, please advise them accordingly.**
2. Trim your trees, especially coconut trees, to prevent dead fronds and coconuts from entering the pond. These can become projectiles in high winds and cause property damage.
3. Do not overfill your trash and recycle bins as wind can

blow debris from uncovered or partially covered bins. Leaving trash out in plastic bags on the sidewalks invites local wildlife to search for food spreading trash and debris which can end up in the retention pond.



**Treasurer's Note** — This year's \$165 annual association Dues were due January 1st and considered past due after March 31st. On April 1, a 1.5% per month late charge is applied from the January 1st due date and a \$25 late fee charge is added. Current amount, until end of May is \$202.38. Thank you to all of you who have already submitted your payment. Also remember that we now also have the capability of accepting Credit Card or Paypal payments, for a small convenience fee.

**Irrigation** — with daylight savings time, sprinklers can run twice weekly if necessary. Even numbered addresses Thursdays and Sundays, odd numbered Wednesdays and Saturdays, up to an hour/zone, but not between 10AM and 4PM. See [www.sjrwmd.com/wateringrestrictions/](http://www.sjrwmd.com/wateringrestrictions/) or call 1-800-725-5922 for more info



### Unauthorized impersonation of the Summers Creek Board of Directors

We recently had someone posing as the Summers Creek Board of Directors by writing notes to home-owners and signing the notes as the "Summers Creek Board". Please note the Summers Creek Board make every attempt to personally contact a homeowner prior to sending letters. If sent, all letters are sent via USPS.

### ARC Approvals Past Four Months

Refer to SCHOA CC&Rs for full guidance

[summerscreek.us/HOA\\_Regulations/GoverningDocs/SCHOA\\_Composite\\_CCRs.pdf](http://summerscreek.us/HOA_Regulations/GoverningDocs/SCHOA_Composite_CCRs.pdf)

327 Lexie Court	Approval of palm tree removal
513 Summers Creek	New roof installed;
382 Summers Creek	Removing large Canary Palm
1303 Bent Palm	Notification of repairs to roof
356 Carolyn Court	Replacement of fence
413 Summers Creek	New back fence approved
553 Summers Creek	Replacement of existing roof
562 Summers Creek	New shed request in process of approval