

The Newsletter of Your Summers Creek Homeowners' Association

Spring 2015
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Association Board Members

President: Jim Kinney

Vice President:
Kay Sanders

Secretary: Marnie Stant

Treasurer: Richard Moticska

Board Members:
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Jon Saul
Debra Woods

**Architectural
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Harry Doan
John Estes
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Sheila Briceno

Editor: George Stant

Summers Creek
Homeowners Association
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Merritt Island, FL 32954

Email: HOA@summerscreek.us

Summers Creek HOA Website:
www.summerscreek.us

Meetings: Normally scheduled on the second Thursday of each month at Kiwanis Island. Check the notice at the front entrance, or check our website for current information.



From The HOA Board of Directors....

Hello from your new Board. It is Spring again and prime time for making outdoor changes and for sprucing up your property. Your new Board is working diligently cleaning up the front entrance, cleaning the signs, and power washing the white fence, the fountain, and the sidewalk in the common areas. While the front entrance provides a good impression about our community, your home's front is just as important. While we work on the common areas that are the responsibility of the HOA, we ask that you do your part and make your yard and the areas around your home as nice as you can. Along with keeping your lawn trimmed, fertilize as needed before the June fertilizer ban. Keep your lawn and garden beds weeded. There are also a number of fences around our community that are in need of repair and/or cleaning. Let's all work together to keep this community looking beautiful.



Annual Meeting & Elections—

The annual homeowner membership meeting was held Tuesday, February 3, 2015, at the Karen Stallard Rood Community Building, Kiwanis Island. There were 22 homeowners in attendance, plus 15 homeowners represented by proxy. This exceeded the quorum requirements necessary to hold the annual meeting and elections. Your new community Board of Directors are shown in the left panel of this page.



On Saturday, March 14, 2015, Ameen Sarkees, SCHOA board member, shaved his head for

St. Baldrick's Foundation. St. Baldrick's Foundation raises money for childhood cancer research. Ameen's work team "D5" raised over \$19,000 for the foundation.

Saturday, March 21st was "field day" at the front entrance as Board members and homeowners turned out to spruce things up.





Treasurer's Note—

This year's \$125 annual association fee was 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. Thank you to all of you who have already submitted your payment.

ARC Note — Our web site at summerscreek.us/ARC/ARCOonline.html provides Architectural Review Guidelines for our community. Summers Creek is a deed restricted community. That means that there are rules called CC&Rs intended to maintain the appearance and character of the community. As such, making regulated exterior changes to a property without ARC approval is a violation of our CC&Rs. Here are some examples of what requires ARC approval:

- Exterior property color changes
- Roof replacement
- Front courtyards
- Sheds
- Screen enclosures
- Swimming Pools
- Driveway widening
- Driveway or walkway pavers
- Mass plantings
- Structural additions
- Fences, either new, re-installation, new painting, or change in material
- Lawn lamps
- Mailboxes

Here's how the ARC works. This comes from our web site but is repeated here for those of you who have not visited our site lately. Upon receipt of a written request for ARC approval from a homeowner, the ARC Chair re-

views the request in light of CC&R regulations. If the item is a standard request for which many requests have been granted for the same thing previously, the Chair will reply back to the homeowner in writing that their request is approved. If the request is for a non-standard item, unless it is specifically prohibited by the CC&Rs, it is circulated to other ARC Committee members for their review and approval before a response is issued. If a majority of the Committee approves, the Chair will notify the homeowner of the approval in writing. If the requested change requires a permit or the observance of other applicable local regulations (e.g., zoning setback requirements), the approval notification from the ARC will state that approval is contingent upon obtaining a permit or complying with the applicable regulations.

Requests may be emailed to ARC@summerscreek.us, or mailed to P.O. Box 540833, Merritt Island, FL 32954-0833



Help Wanted—

The Homeowners' Association is seeking a volunteer to serve as our Architectural Review Committee (ARC) Chairperson. The HOA Vice President and four other committee members are there to assist the ARC Chair. The ARC is tasked with assisting homeowners in making exterior changes to their properties within the HOA's guidelines. If you can help us out, please send an email to HOA@summerscreek.us, or call 321-872-7462.

Please Keep in Mind —

Boats, canoes, kayaks and trailers, while fun to use, must be stored out of sight in our community, or off-site if for extended periods of time. See CC&Rs Art III Sec 14.

Discolorations such as rust, mold, or mildew caused by irrigation systems or improper maintenance practices are defined as unsatisfactory and must be corrected. See CC&Rs Art III Sec 6, Amendment 3.

Grass, hedges, shrubs, vines, trees, and mass plantings shall be kept trimmed and shall at regular intervals be mowed, trimmed, and cut so as to maintain a neat and attractive manner. See CC&Rs Art III Sec 9.

Set your sprinklers — with daylight savings time, lawn sprinklers should be set as follows: **odd number addresses**, water Wednesday and Saturday. **Even numbered addresses**, water Thursday and Sunday. Do not water between 10 am and 4 pm. No one in Summers Creek should be watering their lawns other than at the above times unless you are seeding or sodding your lawn to improve its appearance.

Large piles of yard waste— small piles of branches and other shrub or tree cuttings are picked up on Monday. Sometimes your pile is too large for normal pick-up, so you must call Waste Management for a special pick-up. The number to call is: **888-275-1401**