

The Newsletter of Your Summers Creek Homeowners' Association

Summer 2015
Volume 6, Issue 2

Association Board Members

President: Jim Kinney

Vice President: Kay Sanders

Secretary: Marnie Stant

Treasurer: Richard Moticska

Board Members:

Ameen Sarkees

Jon Saul

Debra Woods

Architectural

Review Committee (ARC):

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Harry Doan

John Estes

Anil Parag

Sheila Briceno

Editor: George Stant

**Summers Creek
Homeowners Association
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**Summers Creek HOA Website:
www.summerscreek.us**

Meetings: Normally scheduled on the second Thursday of each month in the Karen Rood 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....

Understanding your HOA— Many neighborhoods like ours are governed by Homeowner Associations. These neighborhoods, in turn, are regulated by the Laws of the State of Florida, in particular 720.301 Florida Statutes. According to this law, membership in the HOA is mandatory for all property owners. Not all realtors will point this fact out at closing. However, not being aware does not release you from your responsibility to abide by the covenants of your HOA. The mission of each HOA is to effectively maintain the community in order to preserve property values.

The HOA understands that residents have busy lives and often have hectic schedules to follow. Day by day, it's very easy not to notice your home's increasing need for maintenance. Therefore, periodically the HOA must evaluate the appearance of the neighborhood. Areas of concern include but are not limited to: unkempt lawns and/or flower gardens; trash and recycle bins



Help Us Save Costs - We still have quite a few of our residents who have not given us their email addresses to add to our Residents Email List. If you are on our list, we can provide you with an electronic version of this newsletter in living color. If we don't have your email, a black and white hand delivered version would need to be provided. In an effort to reduce printing costs, and delivery time, please consider providing us with your email address so we can send this newsletter to you electronically. Send your email address to:

secretary@SummersCreek.us. Just add the words I WANT TO RECEIVE THE NEWSLETTER BY EMAIL in the Subject line. And yes, we are now accepting tenants on our Residents Email List to receive our newsletter. So tenants, send us your email address if you want our newsletter.

left at the curb for several days; boats and utility trailers left in driveways and in side yards easily seen from the street; fences left in disrepair or in a dangerous condition. These and many other similar items when brought to the attention of an HOA board member must be addressed for the well-being of the community. - reproduced with permission from the President, Wickham Forest Homeowner's Association



Treasurer's Note— This year's \$125 Annual Association fee was due January 1st and considered past due after March 31st. As of April 1, a 1.5% per month late charge is applied from the January 1st due date and a \$25 late fee charge is assessed. We have achieved so far a 94.2% collection for this year. Thank you to all those that have sent in their payments! **Some Treasurer's facts:**

- About 65% of our expenses go to maintenance of our common areas (Front Entrance and Retention Pond). This includes Lawn & Pond maintenance, and Pest Control.
- About 12% goes to our Board's Insurance
- About 9% goes to FPL for the Front Entrance fountain and lights, Pond fountains, and Bent Palm Dr lights
- The rest goes to miscellaneous expenses like Postage, Storage, Newsletters, etc.

If you have any questions, please contact me at:
treasurer@summerscreek.us

Covenant and Rules Enforcement—A policy and enforcement document has been developed to help the HOA with covenant violations. See our Governing Documents module on our web site at www.summerscreek.us.

Many residents are still not following lawn sprinkler rules. Again, set your sprinklers — With daylight savings time, lawn sprinklers should be set as follows: **odd numbered addresses**, water Wednesday and Saturday. **Even numbered addresses**, water Thursday and Sunday.

Pond Fountains—have been adjusted for summer and are now running for a short period before dawn to help prevent oxygen depletion in the water.



Your Board at Work—

- *Front entrance signs repainted.* Special thanks to neighbor **Gilbert Lavin** who did a beautiful job repainting the signs at the entrance to our community. The Board asked, Gil responded.
- *A thank you to Board member **Jon Saul*** who painted the gas lamps on the top of the front entrance walls. Jon saw the need and did it.
- *A thank you to Board VP **Kay Sanders*** who coordinated the planting of Lantana flowers to beautify the front entrance. Also helping were Jim Kinney, Marnie Stant, George Stant, and Robert Sanders.

ARC Approvals Past Three Months Through May

542 Summers Creek Dr	Fence replacement
552 Summers Creek Dr	Fence replacement
263 Summers Creek Dr	Paint trim
1706 Sharon Ln	Structural repairs
562 Summers Creek Dr	Exterior painting
222 Summers Creek Dr	Roof replacement
1303 Bent Palm Dr	Paint garage door

Items Requiring ARC Approval

- Exterior color changes
- Roof replacement
- Front courtyards
- Sheds
- Screen enclosures
- Swimming pools
- Driveway widening
- Driveway or walkway pavers
- Mass plantings
- Structural additions
- Fences, either new, reinstallation, new painting, or change in material
- Lawn lamps or mailbox change

Trash Pickup Holiday Schedule

There will be no trash pickup for our community on the following holidays: Memorial Day, Fourth of July, Veterans Day, Thanksgiving Day, and Christmas Day. Residents will be serviced on their next scheduled collection day. This means that if a holiday falls on a Monday, you will go two weeks between recycle and yard waste pickup. Please do not place your trash cans at curb side if there is no pickup on that holiday.

Mosquito's: What You Can Do - Taken from Florida Today, May 13, 2015

There are ways that residents can substantially reduce the risk of being bitten by mosquitoes. How? Wear mosquito repellent with DEET, or wear long sleeve clothing. Reduce the chances of being bitten on your own property. Gutters, tires, kid's toys left outside, and rain buckets are the types of places that serve as breeding grounds for mosquitoes around the house, because they can hold water. Look for items that hold water when it rains or when your sprinkler system comes on. But the good side is that mosquitoes are most prevalent around dusk, with the worst of it over about 30-45 minutes after nightfall. For more information on mosquito control, go to: <http://www.brevardcounty.us/mosquitocontrol>

