

The Newsletter of Your Summers Creek Homeowners' Association

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(Those receiving hard copies of this publication can send their email address to the HOA address above to receive full color newsletters via email. All email addresses are kept private.)

Summers Creek HOA Website:
summerscreek.us

When scheduled, the Summers Creek Board meets at 6:30PM on the second Thursday of each month at Kiwanis Island. Notices and agendas for meetings are posted two days in advance at the entrance and online, respectively. Everyone is welcome to attend and contribute their concerns and ideas. Meeting minutes are posted on the website as they are approved.



From The Board of Directors....

Some people that have never served on an HOA board might wonder what we do. Aside from managing the Association's funds and maintenance, our biggest responsibility and obligation is covenant enforcement. This is also our least favorite function because it tends to put us at odds with our neighbors. Still, we are required by the association by-laws to uphold the rules to maintain the overall quality of our neighborhood. This benefits all homeowners and is therefore one of our highest concerns.

Networking with other communities, we find that most boards seem to struggle with more frequent violations and greater difficulty obtaining cooperation in correcting them. We are extremely fortunate to have such a large group of people here who take serious pride in their homes and are willing to follow the rules.

From time to time we are asked what the most common covenant violations are. The top three are: lawn and garden condition, yard and driveway clutter and paint condition. Based on the HOA's records and past observation, if we all focused primarily on those three things, there would be very few violations and Summers Creek would always look great.

Association News

Entrance Wall Repairs Completed—

After three months, the auto accident damage to the entrance wall is now complete. It took nearly two months to find a qualified contractor interested in taking the job. The Board had to approve the contractor and their contract, architectural drawings had to be prepared, the contractor had to plan the job and order the materials and obtain the permit. It also took some time for the insurance company to coordinate with the contractor to agree on the cost figures, and we had to coordinate it all to obtain payment from the insurance company. Once all these preparations were made, it only took a week for the wall to be repaired, the gas light replaced and the surrounding area to be put back in order. Although his specialty is interior remodeling, Mr. Jaynes gave us top quality results. On a separate contract, he also fixed the brick deterioration issue over the drain port in the wall south of the entrance.

Progress With The Lake —

Our lake maintenance company, Mal-lard Environmental, reports large numbers of grass and algae-eating fish have been sighted in all areas of the lake and that the floating algae has been eliminated for now. However, they stress that while this is an encouraging first step, it will be an ongoing effort to keep the lake under control. Everyone can help by being careful to prevent fertilizer and grass clippings from going down the storm drains, which go directly to the lake.

Important Announcements, Messages & Information....

Lake (continued)

We have learned that dissolved oxygen levels are critical to the survival of the fish and that these levels can drop suddenly, especially in the hot summer months. The Board has been doing research on this and considering inexpensive ways to measure oxygen levels in an effort to prevent another fish kill like the one that occurred last year.

Treasurer's Note—



There are still a few people who have not paid their 2013 HOA maintenance fee. After March 31, these dues are considered delinquent and subject to a 1.5%/mo. late fee. If you have not paid, please send your payment of \$153.08 by June 30 to avoid further collection efforts, which may damage your credit. Thank you for your prompt attention to this matter.

About Neighborhood Watch—



As a result of recent concerns about the liability aspects of having HOAs too closely associated with Neighborhood Watch programs, the Board has taken a number of steps to minimize risk. Based largely on guidance obtained from the law firm Goede, Adamczyk & DeBoest, PLLC in Miami, the community's website has been revised to remove all references to the Neighborhood Watch Program from the HOA portion of the site. Minimal Information about the program has been placed under the Community tab with a clear disclaimer. Additionally, as of this month, board members can no longer be block captains. Finally, this is to be the last article from the Neighborhood Watch in this newsletter. The Neighborhood Watch team is working on an interactive bulletin format intended to be emailed from the program coordinator to inform residents about events and tips concerning home and area security. The Neighborhood Watch Program in Summers Creek never has been part of, controlled by or funded by the HOA. It is independently sponsored by the Brevard Co. Sheriff's Office.

Hurricane Season—



It's hurricane season again and this year is supposed to be an active one with three to six major hurricanes that could threaten Florida. If a storm does come our way, remember to bring in any loose items and furniture that the wind can pick up and blow into your house, your neighbor's house or down the street. Have contact info for some of your neighbors if you or they should decide to evacuate. This way, many of us can keep in touch to learn of conditions in the area after the storm and look out for each other's houses until everybody gets back home. If you have ever stayed for a bad storm, you probably know how to prepare. If you don't, see these links: <http://www.ready.gov/hurricanes> and <http://www.nhc.noaa.gov/prepare/ready.php>

Fireworks—

Every year there are complaints from around the neighborhood about fireworks debris in yards, on streets and on cars from 4th of July and New Year's Eve festivities. Recent ordinances have made most fireworks illegal for those unlicensed. Violators run the risk of being fined if irritated neighbors call the police. This year, play it safe and save money by treating the family to the free fireworks show together with entertainment by the Brevard Symphony Orchestra at Riverfront Park in Cocoa Village 8:00-9:45 PM, July 4th.



Home Maintenance Tip—



With rainy season upon us, if you have a Hunter Pro-C sprinkler system controller and the rain sensor has never seemed to work, it may be because the contractor forgot to remove the small flat metal jumper between the two SEN terminals behind the control panel faceplate. (ref p13, 32 of manual)

**Have a Great Summer
Everyone!**

