

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....

One of the board's main roles is maintaining the appearance standards within Summers Creek, which has a direct influence on property values. The board does this according to the governing document known as the Covenants, Conditions and Restrictions, very often referred to as the CC&R's.

Since 2011 the board has been periodically discussing how to best conduct the covenant enforcement function. Today, we are very close to formalizing a policy and procedure. The components of this plan include:

- *The specific steps the board will take to notify homeowners of violations.*
- *How the board will work in a helpful, positive way with homeowners to resolve violations.*
- *Board follow-up steps*
- *Options for correcting continuing violations.*

Having a written procedure will provide greater consistency throughout the entire process, help homeowners better understand their part in it and enable the board to expedite the correction of violations in an orderly way.

You will hear more about this when the final version of the plan is approved.

Association News

The Board Adds 1— Joe Ratino was reinstated to the board at the Oct. 8 meeting. Welcome back Joe!

Insurance Savings— By shopping around the past few weeks, the Board, in an effort led by the President was able to save \$500 on our HOA liability insurance for next year.

Lake Breakthroughs— Significant discoveries have been made regarding the lake. This year, the President and the Secretary conducted extensive research on the lake to better understand and manage its changing conditions and problems. What we found with the help of the University of Florida and inputs from three lake management companies, including our own, is that:

- 1)Our fountains do not do as much for the lake as we once thought and should be run less at certain times.
- 2)A combination of the right quantity and types of fish together with the proper amount and timing of chemical treatments will solve our seasonal algae problem.
- 3)That we can take a more active part in eco-balancing the lake by periodically taking our own dissolved oxygen and temperature readings.
- 4)How to better determine the quantity and type fish needed.
- 5)That an underwater aeration system is the long term solution to overall lake health.

We are now developing a baseline plan for seasonally adjusting lake fountain timing to better manage our annual energy costs.

Important Announcements, Messages & Information....

Parking, an Item Of Growing Concern—



Even though all the homes in our subdivision have 2-3 car garages plus driveways that can accommodate another 2-4 cars in some cases, many still don't have enough space to park all of their vehicles.

In Phase One, the streets are a standard 22' width without any buffer zone; like a shoulder or a gutter. Consequently some people tend to park on the grass— a practice discouraged in most of the better subdivisions like ours, with good reason.... it doesn't look good. Second, it eventually kills the grass, which allows the swale to erode and undermine the storm drainage system we are required by law to maintain. Also, in some locations, it dangerously reduces visibility, like around curves and corners, which can earn you a ticket from the Sheriff's Department.

In Phase Two, there are rain gutters on either side of the roadways adding 4' of width. In the circles, it is more common to see cars parked on the street. Fortunately, not so much on the more heavily traveled Bent Palm Drive, where parked cars are obstacles to frequently passing traffic coming from both directions, often simultaneously. Even with the wider streets in Phase II, parking on the street does not enhance curb appeal.

Some HOA's actually issue tickets for improper parking and \$100 fines. While we certainly do not intend to go to that extent, we ask everyone that parks on the grass or in the street to please consider how your parking affects your neighborhood and your neighbors. If you can make a change that enables you to park off the street, whether it be making more room in your garage or creatively utilizing more of your driveway, it will improve our neighborhood. It will also make your vehicles less vulnerable to crime. Most insurance companies give discounts to vehicles garaged and not parked on the street. Some residents have already taken steps to get their cars or trucks off the street and it makes a difference. Your efforts are most appreciated.

Trash Pickup Changes— All trash pickup, including: garbage, recycling and yard waste is on Monday now. Small appliances and home electronics items, including computer components, that will fit in the can will be collected



and deposited to landfill. If you would like these items recycled instead, you can place the items at curbside and call (321)723-4455 to schedule a pickup, which is supposed to occur within 72 hours. The same procedure applies to large items of furniture and large appliances like big TVs, washers, dryers and refrigerators. These pickups generally take place within 5 days and there is no charge for them either. As a reminder, the yard waste truck will not pick up large piles of branches. You must call 1-866-724-2989 to request a claw truck. There is no charge for this, but it may take up to 5 days to respond. Incidentally, county ordinance requires that all trash cans be removed from curbside by noon the next day. Although the new cans are bigger, we hope everyone will be able to find a place to store them out of plain view.

Your Lawn, one of your biggest assets—



Lawn condition is one of the most important quality factors affecting a property and a neighborhood. The keys to a healthy lawn are proper watering and chemical treatment. A lawn can deteriorate quickly if the sprinkler system is not set/working correctly or if the application of fertilizer, weed & feed and pest control is not done on schedule. Chinch bugs are a common pest threat to St. Augustine lawns. Evidence of them is large patches of brown, dead grass- often along sidewalks and driveways. If you suspect an infestation, contact a professional pest company. Sometimes small patches will come back with the right care. Otherwise re-sodding is usually necessary.

***Have a Great Fall Season
Everyone!***

