

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.)

Summers Creek HOA Website:
summerscreek.us

When scheduled, the Summers Creek Homeowners' Association Board meets at 6:00PM on the second Thursday of the month at Kiwanis Island. Notices and agendas for meetings are posted two days in advance on the bulletin board at the entrance of the community 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....

Summers Creek is an evolving community. Keeping the quality of the neighborhood high requires rules that keep pace with changing times and conditions.

Section 7.3.9 of our Bylaws assigns the Board of Directors the duty and authority to make and rescind rules from time to time. Other HOA communities have rules supplemental to their CCRs. We do not and it's only a matter of time before it shows.

Based on the problems and complaints we have seen in recent years in the neighborhood, a draft set of rules is in the process of being written as part of an exercise that began in March.

In the June 12 Board meeting, the President proposed that the board obtain a legal opinion on the final draft of rules and present them to the membership for their input via survey prior to scheduling an open meeting to vote on them. By law, this meeting would be noticed 14 days in advance.

At this point in the process, we welcome ideas from the membership on rules you believe would be beneficial to our community. Send them to: hoa@summerscreek.us.



Association News

ARC Online Approved— The Board approved a new section for the summerscreek.us webpage in the June 12 meeting. ARC Online provides useful information and guidance about the Architectural Review process for homeowners considering applicable alterations to their homes like color changes, fences, sheds, screen enclosures, etc.

Entrance Wall Repair— The entrance wall is cracking in several places due to rusting rebar expansion. We are getting quotes for the necessary repairs, which we have the funds to cover.

Lake Update— With the changes made last year, including: proper chemical treatment, optimizing fountain timing, adding 25 more grass carp and minimizing our grass clippings and fertilizer run-off, we've brought the lake back to balance and it's been looking better than ever this year. Our lake maintenance company, Mallard Environmental, gives it 5 stars!

Entrance Fountain Repaired— You may have noticed that the entrance fountain has been off occasionally over the past couple of months. This was due to leaks in the pump housing, which were difficult to locate and seal. The leaks have been successfully repaired at a cost of \$15 (special adhesive sealant). The downtime was necessary in order to allow the sealant to cure for the 24 hours recommended.

Important Announcements, Messages & Information....

New Residents, Welcome!



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

Treasurer's Note— Thanks to all the homeowners who paid their maintenance fee on time this year. We now have 93% of the 2014 dues collected to meet this year's financial obligations. If you are one of the few who have not yet paid, please send your payment of \$136.25 by June 30 to avoid late fees and further collection efforts. Your cooperation is appreciated.



Summers Creek Beautification— We would like to acknowledge and compliment the many residents of Summers Creek whose extra efforts are so readily apparent in the beauty of their homes and yards this year. We are most fortunate to have so many showplaces in this community. Having homes in prime condition raises the appeal of the entire neighborhood and property values throughout.



Living in an HOA— HOAs are deed restricted communities where the members share certain costs and responsibilities for keeping the standards of property condition high for everyone's benefit. Having a volunteer Board of Directors to manage the HOA provides the flexibility and cost savings of self-governance. No HOA Board is perfect, but the alternative is hiring a management company to run things a bit more rigidly and a lot less neighborly. Management companies aren't perfect either, but are expensive. With a management company, expect dues to quadruple. So next time you hear someone complaining about your HOA Board, remind them of the alternative. It just might change their perspective.



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. 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.



Lawn & Garden Care Reminders— 'Tis the season for chinch bugs. These insidious little creatures can destroy a lawn in no time. If you have not done so already, make sure to have your lawn treated now to avoid losing it and having to re-sod. For do-it-yourselfers, Bifenthrin .25% (available online) applied with a hose-end yard sprayer works.



Have a Great Summer Everyone!

