

The Newsletter of Your Summers Creek Homeowners' Association

September 24, 2014
Volume 5, Issue 3

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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 newslet-
ters via email.)

Summers Creek HOA Website:
summerscreek.us

When scheduled, the Summers
Creek Homeowners' Association
Board meets at 6:00PM on the sec-
ond Thursday of the month at Ki-
wanis 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....

*In general, the condition of the
neighborhood is very good, but it
could be better. The primary condi-
tions recently identified to be nega-
tively impacting the visual quality
of the neighborhood are:*

- *Deteriorating grass at entrance
from too many cars parking on
it with their engines running
waiting for the school buses.*
- *Patches of dead grass on front
lawns or drainage swales from
Chinch Bug infestation, fungus
attack, or parking on grass.*
- *Dead or untrimmed palm trees
visible from street.*
- *Parking on front lawns or
swales.*

*Options concerning the entrance
lawn condition relative to frequent
parking are being considered. In
the meantime, if you can avoid or
minimize your time parking there,
that would help considerably.*

*If any of the other conditions listed
above are present on your prop-
erty, we would appreciate your co-
operation in correcting them. Liv-
ing in any successful HOA means
everyone doing their part and
working together to keep standards
high for the good of all.*



Association News

“ARC Online” Taking Shape— A
baseline color palette of approved ex-
terior home colors has been devel-
oped for addition to the ARC Online
portion of the HOA website. This pal-
ette represents the approved colors
that currently exist in the community.
Colors not on the palette will require
ARC approval, then be added to it.

Lake Update— People have com-
mented how good the lake looks this
year, but sometimes the trash that
accumulates around the shoreline de-
tracts from its beauty. The lake spray
company picks up some on their visits,
but they are only here once/month.
The problem is what gathers between
visits. This could be solved if every-
one around the lake could take just 2
minutes each week to pick up any
loose paper, plastic bags, bottles and
cans they find on their part of the
shoreline. This would quickly make a
noticeable difference.

Entrance Fountain Leak— The leak
fix on the entrance fountain pump ap-
pears to be holding. The pump's hous-
ing was patched with an industrial
grade sealant earlier this year when it
sprung a leak. Internally, the pump
appears to be in good enough shape to
last a couple more years.

East Lake Timer— Some may have no-
ticed that the east fountain on the
lake gets out of sync. with the west
one occasionally. The board is aware
of this and resets it when this hap-
pens. After monitoring this for some
time, it appears the timer is suscepti-
ble to FPL power glitches. Both timers
will be replaced when necessary.

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 98% of the 2014 dues collected to meet this year's financial obligations. If you are one of the remaining 3 people who have not yet paid, please send your payment of \$141.88 plus the \$25 late fee by September 30 to avoid 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—



Living in a subdivision like ours is not always easy. The close proximity of homes together with people of diverse backgrounds, personalities and age groups, can sometimes result in friction among neighbors. Then, if other neighbors take sides, you have the makings of an unfriendly, polarized environment. To get along requires a certain amount of mutual tolerance, common courtesy and consideration for one's neighbors. If you have been able to achieve this where you live, consider yourself fortunate. If not, it may not be too late to work on it with your neighbors. Life is too short to hold grudges and perpetuate difficulties.

Proposed Rules—



As mentioned in the last newsletter, the board has been considering the passage of a few new rules for Summers Creek:

- Background checks for tenants
- Grass clippings in lake
- Parking on grass

It has been proposed that a survey be used to gauge homeowner opinion of these and future rules considered. The board would use the results of such surveys in their decision process. Discussion and voting on new rules will take place at a meeting that is formally noticed 14 days in advance so that interested homeowners may plan to attend.

Halloween Decorations—



There have been complaints in previous years about unsafe, excessive or otherwise objectionable Halloween decorations. Virtually everyone enjoys Halloween and appreciates a nice display within the limits of reason. If you are planning to decorate, by all means feel free. If you have any doubt about what is and is not acceptable in an HOA setting, contact the ARC or the Board to review your plans. We're here to help.

Lawn & Garden Care Reminders—



Chinch Bugs have attacked and caused extensive visible damage to at least 5 front lawns this year. If you start to see brown patches of dead grass developing in your lawn, you may have them. Make sure your lawn is adequately treated to avoid losing it and having to re-sod. For do-it-yourselfers, Ortho Bug-B-Gone or Spectracide Triazicide granules applied with a broadcast spreader or liquid Bifenthrin .25% (available online) applied as directed with a hose-end yard sprayer has been found to work.

Have a Great Fall Season Everyone!

