

Summerfield News

4117 NW 122nd Street, Suite B, Oklahoma City, OK 73120 (405) 751-1780

April, 2010

OFFICIAL NOTICE OF ANNUAL HOMEOWNERS MEETING

Summerfield's Annual Homeowners meeting will be held at 7:00 pm on Tuesday, **May 11, 2010**, at the Spring Creek Baptist Church located at 11701 North MacArthur Blvd. We have invited **Brian Dougherty** to be our guest speaker. Brian is a licensed landscape architect who has served Oklahoma in numerous capacities throughout the state. Brian will be available to answer homeowners' landscaping and horticulture questions. **So mark your calendar, invite your neighbors and bring your gardening questions to the Annual Homeowners meeting.**

We need your vote at this meeting to elect seven directors for the upcoming year. Please reference the election regulations and voting procedures included with this newsletter. At least 70 homeowners are needed to vote in person or by proxy in order to hold a valid election. Without the required 10% quorum (or 70 votes) the meeting will have to reconvene at a later date.

Your vote is important! If you are unable to attend the meeting, please complete the enclosed proxy and come by the association office to have it embossed and validated. (Proxies without proper validation will not be accepted by the election committee.) Candidates running for the board of directors are as follows:

Norma Baker
4412 Foxglove Lane 751-7923

Quentin Hooker
4317 Foxglove Lane 607-4936

Phillip Hyde
12025 Hawthorn Lane 550-5530

Bill Morando
4712 Hemlock Lane 755-6068

Jim Morgan
4719 Hemlock Lane 752-0153

Dale Silvernail
12220 Candy Tuft Lane 412-6339

Don Wilson
12100 Cattle Road 749-8073

NEIGHBORHOOD GARAGE SALE MAY 14TH - 16TH

Join your neighbors and fellow Summerfield residents in our annual neighborhood garage sale scheduled for May 14, 15 and 16th. We will be responsible for advertising in the local newspaper and placing banners at the main entrances of Summerfield. Monica Schultz will provide garage sale signs for your yard. These signs can be picked up at the Summerfield office.

Garage sale permits are required for any sales held at residences. The permit fee is \$7 and may be charged to your water bill by calling 297-2606.

ARCHITECTURAL REVIEW BOARD

We appreciate all the homeowners who have followed Summerfield's guidelines and submitted paperwork prior to making exterior changes to their property.

Common reasons for neglecting to get ARB approval include: (1) I'm replacing it with the same thing, color or kind (2) I've seen the same thing in Summerfield, so I assumed it was approved (3) the contractor was only available right now and (4) it doesn't matter that I didn't get ARB approval. **YES, you do need to obtain ARB approval PRIOR to starting your project!**

The Covenants specifically state that all exterior maintenance, repairs, additions or changes **MUST** be approved by the ARB. This includes replacement of the same thing, work in the front, side or back whether it is a townhouse or the largest home in Summerfield. The ARB's goal is to help preserve the property values and the aesthetic appearance of Summerfield.

PRIVATE STREET REPAIR FUNDS

Listed below are the amounts accumulated as of 04-01-10 by each parcel pursuant to the special parcel assessment which was approved to help maintain the private streets in Summerfield:

Parcel 1	\$40,226
Parcel 2	\$33,480
Parcel 3	\$22,348

Summerfield is in the process of obtaining bids for street paving repairs in the above noted areas.

LAWN MAINTENANCE

Summerfield's covenants require homeowners to maintain their lawns in good order and repair and free of debris. This includes the seeding, watering and weeding of all lawns. Shrubbery needs to be pruned and trees should be trimmed periodically. This maintenance does so much to improve the look of our entire community!

Some homeowners seem to have lost their lawn mowers! Others have forgot to apply weed control to their lawns. Summerfield and your neighbors would greatly appreciate it if you would maintain your lawn pursuant to our covenants.

Complete Landsculpture will be doing the lawn maintenance on the common area property in Summerfield this year. They will be mowing in Summerfield on Thursday of each week. If you reside in the condos at the west end of Summerfield, please remove any items on the common area property that would prevent them from mowing in that area. *~*~*~*

It is **ILLEGAL TO DUMP** on common area property or City property. This includes areas behind Rankin Road as well as areas between Summerfield and Avalon Woods. Please call the police to report any such illegal activity.

Davar Enterprises, LLC

Computer problems?

I can help, just call or e-mail

~Summerfield resident~

254-3833

davar@cox.net

POOLS OPENING SOON

Summerfield's pools are scheduled to open on Memorial week-end, Saturday, **May 29th**, 2010. The pools will be open from 9 am until 10 pm daily. The rules are posted at each pool. Children under 16 and guest must be accompanied by a Summerfield resident.

Pool keys will change this year! New pool keys will be available at the association office after May 11th. Please bring in your old pool key (after May 11th) and \$5.00 in order to swap it out for a new one. For homeowners obtaining a key for the first time the charge is \$10.00. Homeowners with liens or delinquent accounts will not be issued a key until their dues are current.

The board of directors has approved the re-plastering of the Dagoon Pool. A small hole in the plaster at the Cliff Rose Pool will also be repaired. This work will be completed prior to the opening of our pools. The board will also be considering whether to continue utilizing the services of a security company at the pools.

Remember, the pools belong to Summerfield and we all have a responsibility to protect our property and the safety of those within. We wish everyone a fun, safe and enjoyable swimming season!

SPRINKLER SYSTEMS of homeowners need to have their run times checked to make sure that you are not wasting water or that excess water from your sprinklers is not running down the street. Attention to sprinkler run times can reduce your water bill as well as reduce the repairs needed to our private streets. This excess water contributes to the erosion of the streets.

DUES INCREASE EFFECTIVE 07-01-10

On April 6, 2010, the Summerfield board of directors voted to approve an increase in the annual general dues assessment. Pursuant to Summerfield's CC&Rs, under the Amended Declaration dated May 19, 1975, Article VI, Section 2c, the board of directors has the authority to increase the maximum annual assessment rate. The increase in the annual assessment shall not be more than the annual increase on a percentage basis in the national consumer price index {cpi} as most recently published by the Bureau of Labor Statistics.

This annual general assessment will increase homeowners' dues by \$1.70 per quarter, per member. This equates to a yearly increase of \$6.80 per member. **Effective July 1, 2010, homeowner's general dues will be \$83.30 per quarter or \$333.20 yearly.**

NO SOLICITORS are allowed in Summerfield. We have signs posted at each main entry regarding no solicitation. Anyone knocking on your door (soliciting) is in violation of the law. Please contact the police if you see such activity. Many solicitors are merely casing homes to see who is home and who isn't. Let's not make ourselves easy targets.

RECYCLE BINS need to have some weight placed on top of them to keep items from blowing out!

SUMMERFIELD WALKERS please wear reflective clothing when walking so you are more visible to others.

E-MAIL ADDRESS FOR SUMMERFIELD
summerfield@coxinet.net

**2009/2010
BOARD OF DIRECTORS**

Jim Morgan	President
Dale Silvernail	Vice President
Norma Baker	Sec-Treasurer
Tom Carlile	Director
Bill Morando	Director
Don Wilson	Director
Quentin Hooker	Director

PARCEL CHAIRPEOPLE

Parcel 1 (Arbors 1 & II)

Zack Halter (612) 437-9967

Parcel 2 (Northglen/Creekside)

Gerald Eisenbach 286-5176

Parcel 3 (Farmbrook)

Shirley Ellis 751-2092

Parcel 4 (Rankin/Williamsburg)

Dean Smith 751-6147

Parcel 5 (Summer Meadows)

Bill Keates 286-5550

Parcel 6 (The Meadows)

Merle Wright 936-0085

ARCHITECTURAL REVIEW BOARD

ARB Chairman: Carlene Dunsmore

ARB Committee Members:

Paul Rodman	Quentin Hooker
Hoyte Phillips	Ken Fuller
Marlene Winegardner	Cecil Cruce

Landscape Planning:

Billie DeJohn

Compliance Chairman:

Quentin Hooker 607-4936

UPCOMING EVENTS

May 11th Board of Directors Meeting
6:00 pm @ Spring Creek Baptist Church

May 11th Annual Homeowners Meeting
7:00 pm @ Spring Creek Baptist Church

May 14-16th Neighborhood Garage Sale

May 29th Summerfield Pools Opening

June 8th Board of Directors Meeting
6:00 pm @ Hefner Police Station

July 6th Board of Director Meeting
6:00 pm @ Hefner Police Station

**PAINTING AND REPAIRS
FLAT PRICE — NO SURPRISES
SUMMERFIELD RESIDENT**

WALLY BENDER 749-6956

PAT SLACK Owner Broker
RE/MAX 
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722-3636
www.PatSlack.net