
Summerfield News

4117 NW 122nd Street, Suite B, Oklahoma City, OK 73120 (405) 751-1780 October, 2011
Website: <http://www.summerfieldokc.org/> E-Mail: summerfield@coxinet.net

MESSAGE FROM THE BOARD

We appreciate everyone who attended the August 2nd Quarterly Homeowners meeting held at the John Marshall High School. We regret that the one year general dues increase of \$150 failed to pass. This measure was defeated by a very small margin.

We were glad to see the involvement and interest of homeowners at this meeting. However, this meeting was somewhat like our summer - it should have come with warning signs: Caution Extreme Heat!

The board did listen and learn from those who chose to provide rational input. Steps are being taken to put the minutes of all our meetings (board and quarterly homeowners meetings) on our website. This will allow all those who indicated they did not have the time to attend the meetings to see what is transpiring.

Some homeowners were concerned about what is being done to correct compliance violation issues within our community. The board has voted to implement monetary fines on those owners who repeatedly fail to follow our rules. The office is instructed to send one soft letter to the owner advising of the violation and a date certain for correction of the violation. If it is necessary to send further correspondence, the office will advise the owner that a violation fee has been added to their dues. This fee will increase each time the homeowner has to be reminded of their failure to follow the rules. We urge all homeowners with tenant occupied property to make sure your tenants are familiar with our rules and regulations.

The board is also taking a very proactive stance on those homeowners with liens. (See listing of lien holders in this mail-out.) The office is working with our attorney to pursue collection of these unpaid dues. If your address is among those listed, we urge you to make immediate payment arrangements with the office prior to commencement of legal proceedings to foreclose the lien.

Our website is a great place to vent and/or chat with other homeowners about your likes or dislikes in the community. This forum will also be helpful for the board and office to see areas where we need to focus our attention.

“SUMMERFEST”

Summerfield's arts and crafts show held on October 1st was very successful! The weather was beautiful and Summerfield was blessed with many wonderful volunteers who helped make this event a success. Chairman, Trina Lee, did a fabulous job of organizing the arts and crafts show! Entertainment was provided by Jerry Russell and Stephanie Jackson who played music throughout the event.

“SummerFest” had twenty-seven (27) participants. The children's tent, which was a first for “SummerFest” was a big hit for all the children. Summerfield owes a big thank you to Dean Smith, Berry Wheeler, Bill Benson, Karen Wilbanks, Bill Morando, Norma Baker and Tressa Lineham for volunteering their time to help make this show a success. An event this large requires a lot of planning and behind the scene activities. We hope everyone had the opportunity to stop by and enjoy the festivities!

LANDSCAPING AND SIGNS: The final phase of our initial landscaping project has been completed. The two guest parking areas located on Cork Road and Cypress Lane are now finished. The only remaining work to be done is for the landscaping company to replace the dead shrubs and plants that were installed earlier this year. All this work was guaranteed; consequently if you see a dead shrub/plant, we are purposely not removing it, so that we can identify these locations.

The landscape design company which Summerfield hired has also agreed to change the entry sign at Northwest 122nd and Meridian on the west side. Since our lettering was done in black and they initially used black metal behind the lettering, the wording "Summerfield" was not readily visible. This has now been corrected, at no cost to Summerfield, and both these entry signs are looking good!

OUR APPRECIATION AND THANKS TO....

John Esser at 12217 Cork Road for allowing Summerfield to use his water hydrant to water the guest parking area on Cork Road. This area does not have a sprinkler system and John was kind enough to let us use his water. **It is people and acts such as this that make Summerfield such a special place to live!** If you know someone who deserves recognition in our newsletter, please contact the Association office.

SCHEDULE OF UPCOMING MEETINGS

Board of Directors Meetings:


- Tuesday, October 4th
- Tuesday, November 8th
- Tuesday, December 6th

Quarterly Homeowners Meeting:

- Tuesday, November 8th

All above meetings are scheduled to be held at the Hefner Police Station.

GARAGE DOORS: Replacement of a garage door is an exterior change that requires the approval of the Architectural Review Board (ARB). Sometimes a garage door malfunctions and needs to be replaced immediately, leaving no time to contact the ARB prior to the replacement. When this happens all you need to do is submit a request to the ARB for post approval of the replacement. Garage doors come pre-painted in about four different colors. These colors are often not the same color as the door being replaced and does not fit in with the existing basic or trim paint on the house. It has been noticed that some homes have a replacement garage door in the manufacturer's white paint and has not been repainted to match or coordinate with either the basic paint or trim paint on the rest of the house. These homeowners are being asked to submit an ARB request for post approval. If you need an ARB request form, please contact the office or go to our website at www.summerfieldokc.org/.



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Alliance Realty, Inc.

LIENS: Liens filed on Summerfield properties for delinquent homeowner dues.

Acct. #	Address
215	12217 Banyan Ln
221	12205 Banyan Ln
332	4706 Hemlock Cir
513	12003 Hawthorn Ln
522	4602 Hemlock Ln
525	4603 Hemlock Ln
815	12229 Candy Tuft Ln
829	12220 Cypress Ln
921	4521 Dove Tree Ln
923	12118 Cliff Rose Dr
938	4617 Dove Tree Ln
1006	4437 Day Lilly Ln
1014	12205 Foxglove Ct
1027	4437 Foxglove Ln
1114	4417 Foxglove Ln
1217	4309 Foxglove Ln
1312	12104 Corn Flower Pl
1332	12105 Robinwood Pl
1403	4408 Braden Ct
1425	12012 Dahoon Dr
1453	12005 Corn Flower Pl
1512	12008 Wind Flower Pl
1522	11909 Wind Flower Pl
1523	11913 Wind Flower Pl
1605	4217 Wind Chime Dr
1701	4116 Old Farm Pl
1722	4108 Cantle Cir
1906	4221 Rankin Rd
2007	4425 Rankin Rd
2304	4401 Brandt Dr
2319	11904 Boon Ct
2320	11908 Boon Ct
2418	4427 Baxter Dr
2618	4436 Baxter Dr

PAYMENT OF DUES: The majority of owners pay their dues timely. Therefore, to be fare and to comply with the covenants, those who do not pay timely will have a lien placed on their property. We regret that some homeowners may be having difficulty and want to help them in any way possible to bring their dues current. The dues are assessed annually on the first day of July and may be paid quarterly as long as the payments are made by the due date shown on the quarterly statement.

The covenants provide that ...”If the Association has provided for collection of assessments in installments, upon default in the payment of any one or more installments, the Association may accelerate payment and declare the entire balance of said assessment due and payable in full, plus interest and costs of collection, including but not limited to reasonable attorney’s fees...”

MAINTENANCE OF PROPERTY: This is an excerpt from the Summerfield Covenants, Conditions and Restrictions... “Each owner shall keep all lots ...in good order and repair and free of debris including, but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.”

Most of the homes in Summerfield are well kept. A few owners have to be requested to do certain repairs or maintenance. We do our best to get the owners to comply with the covenants. One of the easiest ways to make the area look better is to store trash cans out of sight. The Compliance Committee will be making note of these violations and contacting the owners.

WELCOME NEW HOMEOWNERS

Michael Brandon Cox
4600 Cliff Rose Dr

David Hildenbrand
4720 Dove Tree Ln

Gary Stephenson
12213 Candy Tuft Ln

John and Jill Turke
4707 Hemlock Ln

Gregory Brooks
12009 Pepper Tree Pl

Ash Nael
4716 Hemlock Cir

Edwin and Anita Murray
4733 Hemlock Ln

Robert and Frances Campbell
4320 Rankin Rd

Clayton W. And Britney Jo Lane
4201 Rankin Rd

Paula Gillespie
12221 Candy Tuft Ln

Johnnie Spears
11905 Corn Flower Pl

Wyndi Waggoner
4404 Dahoon Dr

2011/2012 BOARD OF DIRECTORS

Dale Silvernail	President
Don Wilson	Vice President
Norma Baker	Sec-Treasurer
Bud Bauer	Director
Phillip Hyde	Director
Bill Morando	Director
Quentin Hooker	Director

PARCEL CHAIRPEOPLE

Parcel 1 (Arbors 1 & II)
Zac 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

Landscape Planning Chairman

Don Wilson 749-8073

Architectural Review Board

Chairman: Quentin Hooker 607-4936

Committee Members:

Carlene Dunsmore	Bill Schreiber
Marlene Winegardner	Cecil Cruce