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# Summerfield News

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4117 NW 122<sup>nd</sup> Street, Suite B, Oklahoma City, OK 73120 (405) 751-1780 January 2012

## HAPPY NEW YEAR!

Here's to your good health throughout the new year. Have a year of happiness and success!

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It's been another busy year for Summerfield. Here are some of the projects completed:

Removal of diseased pine trees. This project began in August of 2010 and continued through August 2011. There were more than 200 diseased and dead pine trees. The total cost for removal was \$38,425.00.

Pool Cabanas. In the spring of 2011 painting and repairs were done on the cabanas at a cost of \$5,837.00.

Landscaping and new entry signs. In March 2011 new landscaping started on Meridian and Pony Road, including those two main entrances. Landscaping was redone in all of the parking areas in parcel one. New entry signs were erected at the 122<sup>nd</sup> and Meridian entrance. The project involved removing misplaced and/or dead trees and plants, new grass sod in many areas, some rock sculpture and new lighting at the Meridian entry. The entire project, including the entry signs, cost \$90,000. We paid \$30,000 to begin the project and are paying \$3,333 per month for 18 months for the balance.

Gazebo on Old Farm Place. Wally Bender did a great job of repairing and refinishing the gazebo at a cost of \$800. This area was part of the larger landscaping project where

some dead plants and trees were removed and new grass sod planted. It was a small amount to pay for a great improvement.

Also, you may be interested to know that Regular grounds maintenance, mowing, edging, trimming, etc. approaches \$60,000 per year. Our electricity was more than \$18,000 and the water was almost \$30,000 for the year.

If you have any questions, you are welcome to come by the office. Although this is a really busy place, we will make time for you.

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## ELECTION OF BOARD OF DIRECTORS

Would you be interested in serving your community by becoming a member of the Board of Directors? This is a great opportunity to get more involved in your community and become better acquainted with many of your neighbors.

The Summerfield board consists of seven directors who may live in any area of Summerfield. Candidates for election must file a Petition of Candidacy Form which has been signed by at least ten members in good standing. The election will be held on May 8, 2012.

Candidacy Petition Forms need to be submitted on or before April 1, 2012, so that all the candidates' names can be published in our April newsletter. If you have any questions or need a form, please contact the Summerfield Office.

## ABOUT OUR ASSESSMENT LIENS

In answer to questions about the number of liens listed in the last newsletter: An active effort was started in August 2011 to bring dues accounts current. Letters were mailed to homeowners who had not paid their quarterly dues by the due date. If they did not pay after the reminder and by then were at least two quarters delinquent they were sent letters warning that liens could be filed. Some of those owners have now paid in full and the liens released. Others have agreed to make payments and as long as the payments are received as agreed to they will not be on the lien list but the lien will not be released until fully paid. We recently referred eight accounts to an attorney for possible foreclosure action against those owners who had large amounts due and made no effort to make any payments or to contact our office. These remedies for nonpayment of dues are provided for in the Summerfield Covenants.

### LIENS

<u>Acct #</u>	<u>Address</u>
221	12205 Banyan Lane
513	12003 Hawthorn Lane
522	4602 Hemlock Lane
537	4627 Hemlock Lane
815	12229 Candy Tuft Lane
829	12220 Cypress Lane
923	12118 Cliff Rose Drive
938	4617 Dove Tree Lane
1014	12205 Foxglove Court
1217	4309 Foxglove Lane
1312	12104 Corn Flower Place
1403	4408 Braden Court
1522	11909 Wind Flower Place
1701	4116 Old Farm Road
2319	11904 Boone Court
2618	4436 Baxter Drive

## RENTAL PROPERTIES

Some of you have asked about the number of rental properties. Of the 695 homes in SUMMERFIELD, 122 appear to be rentals. This is determined by our files that show the record owner address to be other than the property address. Of course, these numbers change from time to time. This current count shows about 17% of the homes are rentals.

Did you know that there are two classes of members in the homeowners' association? Class A members are the owners of the properties. Class B members are occupants and lessees. If you have neighbors who are lessees, please get acquainted with them and welcome them to the neighborhood. They are encouraged to get involved and be contributing members of the community. Even though they have no voting rights, they may attend homeowners' meetings. Being active brings about pride in the community and compliance with the rules.

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Monica Schultz, Realtor®, ABR, CNE



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Alliance Realty, Inc.

## MEETING SCHEDULE

- 01/10/12 Board meeting 6:00 p.m. @  
Hefner Police Station
- 02/07/12 Board meeting 6:00 p.m. @  
Spring Creek Baptist Church.
- 02/07/12 Quarterly Homeowners meeting  
7:00 p.m. @ Spring Creek Baptist  
Church
- 03/06/12 Board meeting 6:00 p.m. @  
Hefner Police Station
- 04/10/12 Board meeting 6:00 p.m. @  
Hefner Police Station

## MEMBER RECOGNITION

Bob Burris on Old Farm Circle watered the common area on his cull-de-sac. He used his own water and saved the area from certain death from the horrible heat and drought last summer.

If anyone would like to be a contributing editor for our newsletter and report good deeds and other news about homeowners, please call the office. It might be fun and interesting to have news about members.

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**WALLY BENDER 749-6956**

## CLUSTER MAIL BOXES

Some areas in Summerfield have cluster mail boxes. These are the property of the Post Office and the homeowners' association can do nothing to them, nor can we make new keys. If you have any problems with the boxes or need keys or repairs made, please report the problem to your postal station. The Hefner Station (zip code 73162) is at 7800 W. Hefner Road, telephone No. 722-7695. The Village Station (zip code 73120) is at 2304 W. Hefner Road, telephone No. 751-7384. It's best to ask for the supervisor. If they are not responsive to your problem or tell you that the homeowners' association is responsible, call our office and we will try to help you.

## SUMMERFIELD LIGHTS

If you see a street light out, please call OG&E and report the location to them. Phone No. 272-9595.

If you notice an entry light not working, call the Summerfield office and give the specific location.

We need your help on this since the office staff is not here after dark.

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**WELCOME  
NEW HOMEOWNERS**

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Clifford and Rebecca Sanders  
11900 Wind Flower Place  
Donna J. Peregrin  
4505 Dove Tree Lane  
Robert K. Payne, Jr.  
4208 Wind Chime Drive  
Cecil E. And Betty J. Swindell  
11800 Barton Drive  
Rebecca Kendall  
4432 Alturas Circle  
Michael Hankins  
4316 Rankin Road

**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

**ARCHITECTURAL REVIEW BOARD**

Quentin Hooker	Chairman
607-4936	
Carlene Dunsmore	Member
Bill Schreiber	Member
Marlene Winegardner	Member

**LANDSCAPE PLANNING**

Don Wilson 749-8073

**COMPLIANCE**

Bud Bauer 755-2172

**PARCEL CHAIR PEOPLE**

Parcel 1 (Arbors I & II)  
Zack Halter (612) 437-9967  
Parcel 2 (Northglen/Creekside)  
Jim Morgan 517-5827  
Parcel 3 (Farmbrook)  
Shirley Ellis 751-2092  
Parcel 4 (Rankin/Williamsburg)  
Dave Rayburn 749-5863  
Parcel 5 (Summer Meadows)  
Bill Keates 286-5550  
Parcel 6 (The Meadows)  
Merle Wright 936-0085

If you can serve on any of these committees or parcels, please call the chairman. Call the office if you can serve on the Election Committee. Parcel 1 needs someone to represent the west side of the parcel. Call Zack.

**OFFICE STAFF**

Tracy Walls, Manager, (Monday,  
Tuesday and Wednesday)  
Betty Anderson (Thursday & Friday)

**GROUNDSMAN** - Joe Gomez

**WEBSITE:** Visit Summerfield's new website at [www.summerfieldokc.org](http://www.summerfieldokc.org). We will continue to add items to this cite. If you have any suggestions, you may send them to Zack Halter at [zac.halter@cox.net](mailto:zac.halter@cox.net)

**E-MAIL:** [summerfield@coxinet.net](mailto:summerfield@coxinet.net)