

Summerland HOA Meeting

March 20, 1025

This meeting was held at Mi Ranchos Restaurant. Attending:

- Randy Carver, President
- Bob Boatwright, VP
- Pat Watkins, Secretary
- Rachel Eskow, Treasurer center HOA board signed our attorneys
- Ann Decades, Liaison and Communication

HOA Board signed our attorney's (Riley Adams) letter for Secretary of State Business Filing – Summerland HOA, Inc.

As of March 20, 2025, HOA Association has two bank accounts open - General account and Reserve account. PMS still owes us nearly \$500 as of the 20th. The General account has a balance of \$36199.66 and the Reserve account has a balance of \$1648.80. All vendor invoices have been paid up to date.

Monthly Financial and status reports will be sent out to all residents each month to include expenditures and income for both accounts (also to include MTD budget summary).

HOA Board discussed HOA payments from residents. We're still missing approximately 11 payments. There are three or four still in question because we're not sure if they sent the checks to PMS instead. The treasurer will keep a check on this.

HOA discussed the pool. There are wet spots and possible drainage issues from cracks that have been repaired and it's possible that other cracks exist. HOA may have to make an undetermined special assessment in the future for pool repairs. Ridge LP checks the pool three times a week when open and once per week when closed.

President met with Mike Long and Ridge LP on Thursday, March 6th. Ridge LP said the automatic chlorination system stopped working sometime in September 2024. Ridge LP stated they've been telling past presidents and PMS for years that it needed replacing and were always told no. Ridge LP advised not to operate the pool until the system is replaced. The cost to replace the pool chlorinator is \$3,000. It was suggested that we close the pool this year due to lack of funding to replace the chlorinator. We've also requested that Ridge LP provide a quote for a pool cover.

The board will send a letter to homeowners letting them know the cost to open the pool in 2025. If the pool is opened, residents MUST accompany guests to the pool. NO alcohol is allowed at the pool! The annual cost to operate the pool is approximately \$7,000 - \$9,000 which includes electricity. The cost is based on the pool only being open for 4 months. The annual cost to maintain the pool even if it's closed for the entire year is approximately \$1,800.00 The recirculation pump has been running 24/7. It has been reduced to two hours per day and will reduce energy costs by about \$2500 per year.

HOA discussed lawn management. HOA received 5 bids for lawn maintenance. The HOA board chose Palmetto Earthscapes (Wesley Socks). His bid was \$18,400 per year. This includes mowing and edging once per week during the growing season and picking up trash and limbs. The vendor will mow between all sidewalks and curves and also edge sidewalks on both sides. They have been informed not to blow clippings into the streets or storm drains. Pine straw is not included in this bid. Palmetto Earthscapes will also trim trees and shrubs. Palmetto will mow once per month during the non-growing season.

Lawn maintenance will not include pine straw. Homeowners will be responsible for pine strawing or mulching front lawns (not a requirement).

Custom signs are being put up where there are tripping hazards.

Summerland is being charged by the city and Dominion Energy for ornamental lights in The Vineyard. HOA will notify the city that the agreement expires in June, 2025 and no additional payments will be made until the HOA is provided an invoice from Dominion to the City confirming the monthly fee. This will save \$315.00 per month.

A new Architectural Review Committee has been formed. As of now, the Committee members are Kristy Queen and Randy Carver. The committee needs to discuss whether architectural guidelines need to be revised and simplified. Should builder's guidelines be combined with architectural guidelines? If you're interested in being on the ARC committee, contact Kristy Queen.

HOA has mailed violation letters to the owner of 130 Merlot Ct. for an unapproved tree replacement and decorations. A letter will be sent soon to resident whose fence backs up to Town Pond Rd which hasn't been curved at the top according to community requirements. HOA will be doing a community wide inspection of all homeowners' properties.

There are 4 trees with fungus. HOA President is getting Arborists to check trees in Summerland for disease. The cost for this is \$200.

HOA Bylaws will be filed on March 31, 2025, with Lexington County Register of Deeds. CC&Rs for the entire Summerland community to be reviewed and revised.

The meeting was adjourned. Next HOA meeting will be Thursday, April 17.