



# Summit Park Condominiums

[www.summitparkcondos.com](http://www.summitparkcondos.com)

**May 2014**

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**Summit Park HOA**

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Visit:  
[summitparkcondos.com](http://summitparkcondos.com)  
for current information  
and events:

- Financial reports
- Newsletters
- Work requests
- Calendar
- Classifieds
- Assessment Calculator
- Board Meeting Minutes
- Board Meeting Agendas

**Help Keep our  
Community Safe! If you  
see suspicious activity or  
vandalism, or have an  
emergency, contact:**

**Emergency: 911**

**Non-Emergency:**

**Police: 928-774-1414**

**Fire: 928-779-7688**

*Summit Park Homeowner Association*

## Spring in Flagstaff!

Finally! Spring has come to Flagstaff and Summit Park!

Now that winter is behind us, activities pick up rapidly as the HOA cleans up and spruces up for the Spring and Summer seasons.

Already in April, Buildings 1 and 2 have been painted, along with the garages and carports associated with those buildings.

The Landscape Committee will soon be assessing areas that need planting to improve the appearance of the property. Please contact David Evans (Property Manager) or Teresa Vail (Committee Chair) with suggestions on areas that need improvement.

The irrigation system is now being activated on a controlled basis to ensure

adequate but economical use of water. The front entrance will be a priority in order to ensure an attractive, inviting entrance to our complex. Later this summer, the parking lot will again be crack-sealed in preparation for the next cold season.

### New BBQs

New BBQs have been installed at both BBQ locations. One new feature is the automatic timer located on the front of the BBQ. Set the timer for the amount of time you need the BBQ on and then turn on the burners. When finished, leave the burners on for 5 minutes to clean the grills. Do not scrape the grills with metal BBQ tools. They are ceramic coated and scraping them will damage them. Then turn off the burners and reset the timer to the off position. This is a safety feature to prevent burners being left on

by accident or by vandals. There is also an emergency cut-off lever located at the gas meter a few feet away from the BBQ if needed. Enjoy outdoor cooking on our new BBQs this summer!

### New Signs

The Board will be installing additional signage on buildings and at the front entrance to more clearly direct emergency vehicles to the correct building and unit locations. This will also help direct guests to the location of residents they are visiting.

The Board is also considering signage on the garages and storage closets for easier identification. The County has established separate parcels for tax purposes for garages and closets. These units can be resold only to other Summit Park Owners and are not necessarily bundled with the condo unit.

Visit our website for up to date Association news!

## SAVE THE DATE: Saturday, July 19, 5 pm!

The Annual Summit Park Picnic will again be held at the central BBQ deck. We had a good turnout and good weather last year! So please, plan on joining us for a great evening of food, conversation and meeting new friends at Summit Park.

All residents are invited to attend!

The HOA will provide sandwiches, soft drinks and water. Plan to bring your favorite side dish, salad or desert and your favorite adult beverage!

Meet your Board members and share your ideas for Summit Park.

The Board is also meeting at 9:00 am Saturday morning for its regular

quarterly meeting. Watch our website,  
[www.summitparkcondos.com](http://www.summitparkcondos.com)

for the location to be announced. All are welcome to attend.

If the weather is not favorable for the afternoon picnic, the rain date is planned for the next day, Sunday, July 20th at 12 noon!





## Fire Protection

### Alarms

Summit Park has fire alarms for each building as well as sprinkler systems in each condo unit and water heater closet for your protection. Both systems are well maintained, inspected and checked on a regular basis. Century Security monitors the fire alarm system 24/7 and

performs annual inspections and repairs. The last inspection was on May 13 this year.

### Sprinklers

The sprinkler system is maintained year round by Cintas Fire Protection, a national full service fire protection company. Cintas evaluates the condition of the systems in all 11 Summit Park buildings, flushes the sprinkler lines, tests and changes the antifreeze in the lines as required and advises the Directors on needed repairs. Last year sprinkler heads were replaced in all water heater closets, gauges out of calibration replaced and leaking main valves replaced. The system meets all current National Fire Protection Association and local fire protection codes.

In addition our systems are periodically inspected by the Flagstaff Fire Department. The most recent inspection, in March of this year, found no deficiencies in the fire alarm or sprinkler systems.

### You Can Help

All residents are responsible for replacing batteries in your smoke and carbon monoxide detectors every year, replacing smoke detectors every 10 years and carbon monoxide detectors every 5 years. Make sure cigarettes are out and dispose of them in the trash, not in the dry pine needles and mulch around the complex.

Also please remember there is no barbequing on balconies or patios.

## HOA Financial Results

Year to date financial results through March were reviewed at the Quarterly Board Meeting April 26th. Detailed Operating and Reserve Reports are available on our website.

### Operating Budget

First quarter figures show, the HOA in a great position with respect to the operating (expense) budget. Revenues are on budget at \$74,513 and expenses are under budget by about \$23,000 at \$60,690 due to under runs in snow removal costs, building maintenance and painting expenses.

### Collections

The Association, through legal actions, received a \$16,000 settlement resulting in a significant decrease in assessments receivable.

### Reserve Budget

The Reserve Fund, which is for capital expenditures such as roof replacements is on target for this year at \$123,214 through March. Our objective is to have Reserve funds available to avoid the need for Special Assessments.

## HOA Transfer Fee

The Association collects a transfer fee of 1/6<sup>th</sup> of the annual assessment (\$2,136) per condo unit as allowed by State Law and our CC&Rs. The fee of \$356 is collected through escrow on the sale of condo units at Summit Park.

## Summit Park Beauty

Keep our property looking beautiful. Here are some things you can do :

- Water the flowers in the new planting barrels located at each building entrance.
- Pick up litter that you see as you walk through the property.
- Use the sidewalks at all times, instead of walking through the mulch and woodchips.
- Pick up cigarette butts and pet litter and dispose of in the trash.
- Volunteer to help the Landscape Committee plant new flowers and plants around the property.
- Report landscape issues to the Property Manager (e.g. irrigation leaks, dead trees or plants, overgrown shrubs, etc.).

## "This and That"

-Board Elections are coming up! If interested in becoming a Board Member, submit your name to David Evans, Property Manager.

-Please leash your pets and pick up after them to keep our property sanitary and beautiful!

-Parking: please be considerate of all residents and guests. Use your assigned parking space or garage at all times to free up spaces for visitors and residents with more than one vehicle.

-Remodeling: when replacing upstairs floor coverings, please consider your downstairs neighbors and the potential for noise caused by hard flooring.

-Water usage: please check all faucets and toilets for leaks! Report any landscape irrigation leaks to the Property Manager.

-Water Heaters: if looking to replace your water heater, one source is Arizona Central Supply on Butler Ave.

-Smoke detectors: test your smoke detectors and replace batteries at least annually.

- Property Manager Contact:

David Evans

david@evanshoa.com

Tel. # : 928-526-7971

If it is an emergency, tell the receptionist to contact David immediately.

For Police and Fire emergencies, call 911.

-Advertise "for sale" or "want to buy" condos, garages, closets on our website, at no charge. Contact David Evans.

## Board Contact Info

President

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Property Manager

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928.526.7971

**Next Board Meeting:**

**Sat. July 19, 2014, 9:00 am**

**Location to be announced.**

**Watch our website for info:**

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