



Summit Park HOA Newsletter

Message from the Board President

We are pleased to announce **new board members for the HOA. Karen Feess, Jim Stabler, and Randy Wendsman** will serve until our Annual Meeting.

Joy Ham, whose unit has sold, will be leaving the end of June. We will miss Joy as she has served the board for several years.

* * *

While each of us is responsible for our own unit 'inside the paint,' the association is responsible for the buildings and commons. Be sure to contact our

property manager **before** installing anything on the outside of the building, including satellite dishes, wiring, storm doors and other items to assure conformity with policy.

Satellite dishes are springing up like May flowers. Please insure your installer puts the wiring on the **inside** of your porch. Run other wiring inside your unit.

Drilling holes in the outside wall enables mold & insects to enter. These are not approved and must be removed/holes plugged.

* * *

No freezing and flooding this year. For the first time, we made it through the winter without any disasters. Thanks to our gutters and work in the past, the obvious issues are behind us.

* * *

Look for new parcel post boxes to be installed by request of USPS.

It was great to see so many people out for our work day. Thanks to Chris Coyle for a good job of organiza-



Reports from the June Board Meeting

The board met on June 22nd from 9-11:30 AM. This regular meeting had a lengthy discussion about replacement of our water heaters. See article following.

Brad, a representative of

our landscape maintenance contractor Agassiz Landscaping reviewed our plantings and upkeep.

The board also approved continuation of the current security service through the end of the

year.

Other items getting attention included replacement of concrete steps that are deteriorating and a garage unit allowing ice to dam.

(continued pg 2)

Inside this issue:

Work Day report	4
Financial Report—Reserve Funds	2
Air Conditioners	5
Board Meeting Report	1
Water Heater Issue	3

Special points of interest:

- *Water Heaters Need Replacing*
- *Insurance & Mold Mitigation policies*
- *Storm Doors & Air Conditioners*
- *July 26 Potluck Social*
- *Summit Park Re-sales*

Financial Report – Reserve Funds

After last year's approval of the assessment for long term expenses, the board opened a reserve account with Charles Schwab to get higher interest and more options for safe funds investment. As of May 31, the amount totaled \$12,492.38.

The property manager solicited bids to do the next tri-annual parking lot resurfacing in 2009. As you may recall the normal 'crack filling' is in our annual operating budget

and the major resurfacing is from our reserve funds. The bid is within budget. Our concern was what the large rise in oil costs might do to the major resurfacing of the entire parking lot & streets. So far, our estimates are holding and we will

continue the paving next year as planned.

Roof repairs for buildings and garages/storage



sheds estimated to be about \$175K are not expected until 2021.

After a review of local bank interest payments, the board authorized establishing a separate operating reserve account. This will give us a higher rate of interest.

The board is working on an investment policy statement for the reserve funds

Owner Insurance Declaration Page to be Filed—Reminder

When disaster strikes, our association manager steps in to mitigate damages and start the repair process. Often the owner is not available or out of town. Yet the insurance carrier must be contacted to start the process.

The board requests that you provide the property manager with a copy of the declaration page of your insurance policy **annually**. Flagstaff property management will review the contents and



maintain it in their file in case of need.

We have had damages where the owner and/or renter did not have adequate insurance. This resulted in costly liens being filed to protect the association.

We recommend you review your coverage with your insurance agent to protect your belongings as well as the liability that come from water leaks and other activities in your unit.

(Continued on page 5)

Board Meeting Report (continued)

Inspection & repair of the stair cross braces is needed.

There are two backflow valves that are covered with black plastic insulation and look terrible. Scott Peterson, our maintenance person, was authorized to build a covering for these valves that will look like our other buildings. These should be kid proof as well.

The Post office has asked us to install additional parcel post boxes. We reviewed some choices and asked Renee to look at options within our current building structure.

The Daily Sun box is installed for owner convenience and the association receives no revenue.

Renee will get estimates to replace the

disintegrating concrete near building 7-8.

After lengthy discussion of drilling antennae wires into walls, Renee was authorized to have the wires removed and holes plugged to mitigate association liability. Renee is to contact cable companies to assure they are aware of our rules.

Summit Park Summer Social

Know your HOA Board

On Saturday, July 26, Summit Park will hold its third annual social on the deck in the commons area. Rain date is the following day. This is a wonderful opportunity to meet your neighbors. While some food and soft drinks will be provided by the association, you are encouraged to bring some goodies potluck style you think may be appreciated. Watch for additional info in the upcoming flyer

Karen Feess— mkfeess88@yahoo.com- has graciously consented to chair this event. Contact Karen if you can help. Watch for more come on details and out to meet your neighbors.



Nancy Hornewer is your HOA Vice President. From Chicago, she keeps track of the Grand Canyon with USGS. Say Hi &



thanks to **Nancy Hornewer, HOA VP**

Security & Storm Doors

This is the time of year owners consider security and storm doors. The CC&Rs require that all owners wanting to install doors to comply with board policy to assure we maintain visual harmony of the community.

Please make your request to the property manager. Be aware the only colors approved have been Almond and Sandstone with doors from Home Depot.

Black, white, or painted doors will not be approved and can be costly to remove. A quick check with Renee Spanuth will assure you are doing the right thing in keeping our community looking good.



Mold Mitigation Policy

When water damage occurs, mold in the wall is often a result. As almost all insurance companies do NOT cover mold damage, it is important that mold be prevented. Your association is paying to fix this problem in one unit now.

Drilling into the walls for antennae installation opens the wall for mold as well as insect damage. Such installations must be removed and holes plugged/painted. Please make sure tenants are aware of these restrictions.

To assure the association and other owners are protected, the board has established a policy to require a certification of mold abatement from an approved organization in the event of water damage. New inspection techniques makes this relatively simple and protects you while you live there as well as when you sell.

Flagstaff Property Management can help you with this certification.



Summit Park Spring Clean Up

by Chris Coyle

Quite a large crew of volunteers turned up to help with our Spring Clean-up effort on May 17th. Even though our regular landscape crews do a good job, a lot of general trash blows in from the street, as well as from the bus stop near the entrance to Summit Park Condominiums. Construction work in progress along our boundary also generates unwanted items finding its way onto our property.

In 2 hours we were able to accomplish a major clean up throughout Summit Park as well as picking up a large volume of trash found along the property between our boundary line and N. 4th Street. We also pulled a lot of weeds throughout the property and noted a number of items requiring special attention.

[Doris Coyle did a great job of cooking the meal after cleaning up the barbecue grill from the winter use]



Pictures provided by Karen Feess, Summit Park

A simple Barbecue lunch was provided around noon which was also very well attended. This turned out to be a great opportunity to socialize. It was great to see everybody talking and enjoying the fantastic weather. The clean up crew received a number of compliments

from residents who appreciated the morning's effort.



Without exception we all agreed we would like to do this again in the fall. Looking forward to the next Clean-up Social and seeing you there too.

Is a Flood coming your way?

We all feel sorry for those Midwestern folks awakening to see their precious belongings soaked. Now imagine walking into your unit and seeing the ceiling sagging, your furniture standing in water, and water soaking the walls. This is what can happen if the water tank in your neighbor's unit springs a leak. [ed. Actually happened]

Our Summit Park Condominiums have heat provided by those big water heaters in your outside closet. Those units have a warranty of 6 years. The plumbers say the useful life is 10-12 years. Our units were built from 1996-1999 so their useful

...imagine walking into your unit and seeing the ceiling sagging, your furniture standing in water, and water soaking the walls.

life is nearing an end. Moreover, many of the tanks do not have drip pans nor outside drains. This means water will flow to your neighbor on the first or second floor. **It is a question of when, not if!**

Summit Park Water Heater Action Plan

The Problem: plumbers are unwilling to give us a quantity discount on the total job of buying & installing the tank, hauling the old away, installing drains and drip pans under the tank.

The Solution: Get a quantity discount from the Water Tank supplier. List prices on the Apollo Hydronic Water heaters, the only ones available,

are \$586 for 50 gallon and \$754 for 75 gallon, with a price rise of 15% expected July 1. The tank is the bulk of the cost. Plumber charges are in addition.

We will be receiving a quantity discount to save us significant money. The discount is dependent upon how many we order. The tanks would be ordered

and stored at the wholesaler. You would then contact the plumber of your choice to get it installed. We will provide a list of plumbers familiar with hydronic heating systems.

ACTION NEEDED:

For the association to commit to a bulk order for water tanks, we must have a

Summit Park Water Heater Action Plan (continued)

firm commitment from those participating owners .

Here is the action time table.

1. Shortly after the first of July, you will receive a form to authorize the association to act on your behalf to make a bulk water tank purchase. Your agreement to order AND a non-refundable check for \$300 will get us started. Once we know how much the discount will be, we will notify you of the difference to cover of the additional hot water tank charge.

2. The bulk order will be given to the supplier who should have it delivered within 30 days.
3. You will make arrangements with the plumber of your choice to install the tank that he will pick up from the supplier. It is suggested you also arrange for the plumber to remove the old tank, install the drip pan, and drains. (est. ~\$300-400)
4. We anticipate installation of tanks during the September/October time frame to be ready for cold weather.

Q. If I elect to not participate, can I still get the tank and install it later.

Answer: Yes, you will be paying the current retail cost.

Q. What if I just wait until my tank leaks to replace it?

A. You and your insurance company will be responsible for repairing your unit AND any other units affected.

[ed. As a twice flooded owner, let me assure you there are many expenses and inconveniences for you that are not covered by insurance, much less for your neighbor.]

Air Conditioners

Air Conditioners require Architectural Board approval before purchase and installation. Please contact Renee to discuss your plans. She will be happy to assist in working with you and your contractors on plans to submit to the board.

What is approved:

Interior appliance air conditioners and humidifiers. They are not covered by

the CC&Rs.

Opening doors and windows for a cross breeze is always a relief in enjoying our beautiful weather in the pines.

What is not approved:

Any type of window air conditioner.

What about central air conditioning?

Discuss this with Renee. There are major

electrical and piping issues to be resolved with just a few contractors that have done it. Some units had central air built in while under construction. Today, each unit has to be considered on the individual circumstances.

For those that rent their unit, please make sure your tenant is aware of these rules.

Insurance policies

Declaration Page continued

If you rent your unit, you should assure your renter has a renter's policy with you holding a 'owner's' policy.

Consider having loss assessment coverage as well. This is an inexpensive rider that covers major assessments.



Joy Ham Leaves Board

We will be sad to see Joy Ham leave the board after serving for several years. Joy has purchased a house in Flagstaff where she continues to live with husband Jay and two darling girls.

Joy has had a particular interest in landscaping and has worked diligently with our contractors and maintenance personnel. We will miss her smiling face on the board.



Summit Park

FLAGSTAFF PROPERTY MANAGEMENT

Renee Spannuth, Broker
518 N Beaver St Suite C
Flagstaff, AZ 86004

Phone: 928.774.7115
E-mail: flagp@uneedspeed.net

Summit Park Condominiums Property Management



Renee Spannuth Property Manager

Recent Sales Activity at Summit Park

Renee Spannuth, broker, has provided the following sales information as a guide to our owners as to the Summit Park real estate market. Please contact Renee for further Details:

Unit	Bd rm	Baths	Sq Feet	Sales Price
208	2	1	996	\$215,000
144	2	1.75	1122	235,100
245	2	2	1122	235,200

Summit Park Board of Directors:

Frank Presson—President fpress@mindspring.com

Nancy Hornewer – Vice President nini@npgcable.com

Chris Coyle—Treasurer c.coyle@cox.net

Karen Feess—At large mkfeess88@yahoo.com

Jim Stabler —At Large jstabler1@cox.net

Randy Wensman —at large rjwensman@quest.net

Summer time and the living is easy...

We look forward to summer to enjoy our Summit Park Home.

More people mean more pets. Pets must be leashed. **Please pick up after your pet.** It is a health issue as well as noxious problem.

The HOA has purchased BBQ tools for resident use. Please be considerate and clean the grill and tools after use.

Please, **no barbeques or grills on the patios.** CC&Rs and Fire Department rule this illegal and unsafe.

With the hot weather comes fire danger. Our mulch and pine needles so nice to enjoy are flammable so **please do not throw butts to the ground.** They are unsightly, dangerous, and costly to clean up.

Renee is your discrete “bad cop” to call when you have loud parties, obnoxious behavior, errant pets, noise from the neighbors, or other tacky issues impacting your peaceful enjoyment of your residence. The problem is usually resolved, without fear of retribution. Remember the problem does not go away if you ignore it.

If a problem is occurring in the middle of the night (loud party, suspicious person, vandalism) the police should be called using their emergency number of 911, instead of FPM; This gets the problem solved as it's happening.

Call Flagstaff Property Management (928 774-7115. Press 0 for after hour emergencies) when you have someone in your reserved

space or parking illegally elsewhere.

This includes in front of the mail box or in a fire lane.

FPM will assure the vehicle is promptly towed for your safety and enjoyment.

Please report those driving on the grounds as it damages the sprinkler systems.

Join your neighbors to keep Summit Park a great community!