

# Summerfield

HOA of Blue Springs

Volume 1, Issue 1

September 2018

## A Message from Your HOA President

Dear Neighbors,

My name is Phil Epple and I appreciate the opportunity to serve as President of the HOA Board of Directors. We moved into our home in 2001. My wife, Karen, and I have made many lifelong friends from our neighbors. We feel that we could not have found a better place to call home.

As your president I wanted to send out a message to introduce myself, along with the new board members, and give you some insight into the direction our HOA and board are going.

Michelle Santana is our Secretary and Treasurer. Michelle and I both joined the board in April 2017. She has been a shining light during this time of transition for our HOA Board. She took on these roles to ensure the HOA behind-the-scenes business ran effectively and efficiently.

Additional board members include Jessica Torres, TJ Choplin, Jeannette Ashby-Welter and Brian Roselli. We are all energized for the opportunity to contribute to our community including helping maintain the beauty, appeal, and value of our neighborhood.

It is our intent to serve our community to the best of our collective abilities. As with any community, the Summerfield of Blue Springs community is most successful when we all come together. This is YOUR association, YOUR community, and it needs YOU to succeed. We plan to make the HOA one that works for everyone in the community in a way that is fair and transparent.

In 2017 our accomplishments included:

- Restored our HOA's standing with the State of Missouri
- Established an HOA Board of Directors with active members
- Created an online presence via Facebook, NextDoor app & website to enhance communication
- Instituted a one-year/no interest period for homeowners to get caught up on dues
- Repainted the entry sign on Duncan Rd.

In 2018 our accomplishments thus far:

- Implemented an invoicing and payment

process with positive results, reducing unpaid HOA dues from 40% to 20%

- Further enhanced our online presence by creating a website, which offers online payments
- Reviewed and updated the Bylaws, Declaration of Restrictions and Declaration of Covenants, Conditions and Restrictions
- Maintaining the front lawn by hiring new lawn service
- Planned for planting around the dry retention pond on Overbrook to reduce erosion
- Supported the community to ensure only single family homes are built in new developments

In 2019 our plans are to:

- Receive all-member approvals for the updated Bylaws and related documents
- Continue newsletter publication
- Update the entry sign landscaping
- Address dead trees on entry lawn
- Establish a neighborhood watch
- Hold events such as an annual block party, holiday events, garage sales, yard of the month (with prizes) and other fun activities to bring our community together

With that said, these things take planning, time, and funding and we will strive to act as efficiently as possible on these items. I assure you that every decision made by the board is based solely for the betterment of our community. We will concentrate on the most cost-effective measures for rejuvenating and maintaining our community.

We are in the early stages, and I have no doubt we will be successful with the quality of the board members I am fortunate to serve with.

I would like to thank everyone for their continued support and patience. We appreciate any feedback and welcome your ideas, thoughts, and suggestions. I want to encourage each resident to be involved as much as you can. It is a great way to meet your neighbors while building a stronger community.

Warm regards,  
Phil Epple

### Find us on the Web

#### Website

[summerfieldofbluesprings.com/](http://summerfieldofbluesprings.com/)

To find our calendar, budget, pay dues, etc.

#### Facebook

[@summerfieldbluespringshoa](https://www.facebook.com/summerfieldbluespringshoa)

#### Email

[sobsofficers@gmail.com](mailto:sobsofficers@gmail.com)

#### NextDoor app & Website

[Nextdoor.com](http://Nextdoor.com)

Free app on iPhone and Android

### Your HOA Board

President  
Phil Epple



Secretary/Treasurer  
Michelle Santana



Directors  
Jessica Torres



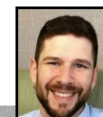
Brian Roselli



Jeannette Ashby-Welter



TJ Choplin



## Community Service Opportunity

Do you have a high school student who needs to get some community service hours? Or do you just like digging and playing in the dirt? Our dry retention pond on Overbrook Drive is suffering from erosion. We have a plan to do some planting to stop this erosion. We will need able bodied neighbors who aren't afraid to dig in the dirt. Our date has not yet been firmed up, but we hope to do this at the end of September. If you are interested in helping and meeting some neighbors, just send an email to [sobsofficers@gmail.com](mailto:sobsofficers@gmail.com) and we will put you on the contact list as soon as the date is firmed up.



### Sign Up for Electronic Communication

Would you like to receive invoicing and newsletters by email? Just email us at [sobsofficers@gmail.com](mailto:sobsofficers@gmail.com) to sign up for email invoicing/newsletters.

### Sponsorship Opportunities

Summerfield of Blue Springs HOA is now accepting business sponsors for our newsletters and website. Contact us at [sobsofficers@gmail.com](mailto:sobsofficers@gmail.com) for more information.

## Help Maintain Our Community Values

We are listening to you and have received feedback regarding our community's appearance. It is our intent to discuss and look into all concerns. Even though we are in the process of updating our Bylaws, many aesthetic rules will be kept in place. Please keep in mind the following when you are planning outside projects:

- lawns should be mowed regularly, not to exceed 8 inches
- all foundations must be painted the same color as the structure
- all sheds/storage buildings must be painted the same color as the home and be made with harmonizing materials
- boats and campers/RVs may only be parked in driveways or at the curb for the purpose of loading and unloading, not to

exceed 24 hours

- lawns should not be used for parking, trash, storage, etc.
- no signs are allowed in any yards or on HOA property unless it is to advertise the sale of a property. Signs for garage/yard sales or parties will be allowed for only 48 hours.

Your HOA wants to support our neighbors concerns. Our intent is to enforce the rules to maintain the property values of all homes in Summerfield. We want to address and allow homeowners the opportunity to take care of any infractions to be in compliance. We also want to be understanding and reasonable with everyone. If your family is experiencing a hardship that prohibits you from maintaining your property within HOA compliance, please let a board member know. We will do our best to reach out to the community to assist you.

## FAQs

### Q: How much are the dues and when are they due?

A: Our dues are \$50 a year. Invoices are mailed at the beginning of March and all payments are due by April 30.

### Q: Is there a late fee?

A: Yes. All dues not paid before the due date are subject to 12% annual compound interest. This amount will be shown on your invoice.

### Q: Can I pay my dues online? Is there a fee?

A: Yes. You may pay via PayPal or credit card by using the Pay Now feature on our website. We do not charge a fee for this convenience.

### Q: Do we have access to the pool on Overland Drive?

A: Unfortunately, no. That pool is for Summerfield East residents only.

### Q: Can I have a fence installed?

A: Yes, you may have a fence installed after obtaining written permission from the Board of Directors.

### Q: Are chain link fences allowed?

A: No. Fences may be wood, vinyl, or wrought iron only.



### Q: What do my dues pay for?

A: Your annual dues cover all HOA expenses. The costliest expense is lawn care for the front entrance lawn and three additional sections of land owned by the HOA. Other expenses include insurance, utilities, office supplies for mailing notices and invoices, website, etc. You can see a full annual budget on the website under Downloads.

### Q: Are there HOA meetings?

A: Yes. Our annual member meeting is held in the spring each year, usually in April. You will receive a notice for the annual meeting with your invoice in March. We also post the notice on our social media accounts and website.