



Summerfield Village HOA (SFVHOA)

Communication, Cooperation, Renewal, & Community

P.O. Box 7
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A Message from the Summerfield Village HOA Trustees – August 5, 2024

Hi Neighbors,

We have some General Announcements to make here followed by updates on progress made this year in our neighborhood.

General Announcements:

- 1) Orange Township is requiring all HOA members to inspect the tree limbs hanging over sidewalks and streets for trees planted on their lot, and trim them based on the local ordinances provided below:
 - a. Tree limbs over sidewalks should not be less than 7 feet from sidewalk
 - b. Tree limbs over streets should not be less than 12 feet from street
- 2) Pool-closing signup – we still need volunteers to signup for August and September 2024. Locate signup link under Announcements in our Facebook group page.
- 3) Extended Pool Season – budget permitting, we plan on extending the pool season by 1 or more week this year in the comfort of a heated pool to enjoy.
- 4) Several spots on the Board are opening up in 2025. If you are interested in serving your community and improving Summerfield Village, please reach out to John Semeraro on Facebook or via email at svhoatrusters@gmail.com.

Progress Update from the Board

Since the Annual Meeting this year, your Summerfield Village HOA Trustees have been working hard to reach the goals set for this year and collecting information on anticipated future repair expenditures. We will be setting a Community meeting in late September, early October at the pool to go over progress for the year, get feedback from HOA members, share estimated costs of future maintenance repair projects and seek volunteers to serve on the Board and/or project committees.

In-Progress (Top Priority):

- 1) Pond Management – water treatments for all of our ponds were going well until the upper pond at front of community went “hypoxic” in July 2024. Additional treatments are being applied in low doses every 2 weeks to avoid killing off aquatic life in the upper pond.
- 2) Waterfall pump – there are 2 problems to solve in order to get water flowing between the upper and lower ponds. 1) Evaluate condition of existing pump and act accordingly, and 2) Fix electric source for waterfall pump. We are working with Aquadoc to determine the corrective action needed for the waterfall pump and have electricians coming out this week to diagnose and fix the electricity source issue.
- 3) Collecting delinquent HOA dues has resulted in receiving additional funds to utilize for current and future projects. Remaining delinquent HOA dues of \$7,250 are being transferred to attorney for collection and filing of liens in August 2024.
- 4) Evaluate current Landscaper performance and determine options for 2025



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Completed Work:

- 1) Pool opened June 1, after completion of pool painting, roof replacement and facility cleaning
- 2) Community planting day in June 2024 – Thanks to all of the volunteers who participated in this event and have been watering the flowers at the front entrance all summer
- 3) Pool Heater installation complete on July 30, 2024
 - a. 86% of respondents polled in our Facebook group on May 23, 2024 desired a pool heater and some used pool furniture over new pool furniture, if there were funds to do so
 - b. Improved collections on delinquent HOA dues funded acquisition of pool heater
 - c. Installation cost of approximately \$7,200, with estimated annual operating cost of \$600

Future Work Estimating and Planning (not exhaustive)

- 1) New pool furniture: \$7,200 (quote received in July 2024). This cost could be partially offset by selling existing furniture.
- 2) Pool security upgrade: \$600 for surveillance system; \$600 annual cost for internet service (would allow remote monitoring). Pool use after-hours continues to be an issue.
- 3) Repave pool parking lot, curbs leading into parking lot, and replace severely cracked sidewalks near the entrance of the pool parking lot. We will be inviting contractors to bid on this work in August 2024.
- 4) Gravel walking paths. We will be inviting contractors to bid on this work in August/September 2024, and we would like to have a representative from each street join this project committee, led by John Semeraro. If you are interested in joining this project committee, please send email to svhoatrusters@gmail.com or PM John Semeraro in our Facebook group.
- 5) Water source for plants and flowers at front entrance. We are looking to form an exploratory committee to identify various alternatives for watering the flowers. If you would like to volunteer as the lead person for this initiative, please send email to svhoatrusters@gmail.com.
- 6) Pool deck and bathroom repairs in pool facility. We are receiving quotes and bids in August 2024 for this initiative. Estimated cost is dependent on the level of repairs desired (filling cracks vs. replacing entire sections of concrete blocks).