** Community News for Summit Pointe**

***Summit Pointe Homeowner’s Association, PO Box 306, Springboro, OH 45066*** ***Summitpointehoa1@gmail.com***

**September 2025**

Hello Summit Pointe Residents,

As we approach the end of 2025 we have several updates for our community.

The HOA board met on August 21ST to discuss some of the points raised in the Facebook comments section concerning above ground pools and agreed on the following points.  Our covenants do not allow for the installation of above ground pools.  If enough homeowners in Summit Pointe want to change the covenants to grant permission to install above ground pools, we can change the covenants but it will ultimately require approval from 75% of all the homeowners in the community.  It's been done before so it's not impossible.  The covenants are silent on the potential installation of in-ground pools.  Therefore a property improvement request to install an in-ground pool will be considered like all other non-restricted requests and will require proper inspections and permits from Clearcreek Township and Warren County.

**Annual Meeting Date**

With respect to some comments about having discussions during our annual meeting - we are required to conduct certain business activities at our annual meeting.  We conduct our business as quickly as we can so we can hear comments and concerns from the homeowners for the remainder of the evening.  Typically we try to allocate at least an hour to discuss the concerns of the homeowners.  Homeowners are also welcome to communicate their ideas and thoughts to the board at any time throughout the year using the Summit Pointe email address which is summitpointehoa1@gmail.com.  Assuming we can reserve the Clearcreek Community meeting room, we plan to hold our annual meeting this year on Thursday, 13 November beginning at 6:30pm.  Pencil this in your calendars now and please plan to attend and participate.

1.08 Annual Meeting. No annual meeting shall be required before the Turnover Date. After the Turnover Date, the Members shall hold a regular annual meeting during the month of November each year at a time and place designated by the Board of Trustees. If the Board of Trustees fails to fix a date and time for the annual meeting then it shall be held at **7** p.m., on the second Tuesday of November or, if that day is a legal holiday under Ohio law, then on the next day that is not a legal holiday.

Another question received was why don’t we have a mid-year meeting? Well again, per our Bylaws in Article IV, the Board does meet four times per year and it’s usually once per quarter:

4.01 Regular Meetings, Regular meetings of the Board of Trustees shall be held at the times and places designated by the Board of Trustees. After the Turnover Date, the Board of Trustees shall hold at least four (4) such meetings per fiscal year.

These meetings are to discuss general issues and finances during the year and actions the Board may need to take for the operation of the Association. The Bylaws don’t state specifically the attendance or interaction of the Summit Pointe residents at the quarterly Board meetings. As an alternative to a mid-year meeting the Board can prepare and mail a newsletter.

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The Association’s email address is summitpointehoa1@gmail.com. Yes that is a one after HOA. We checked the website and the email link there is correct with the one after HOA. Please be patient with emails as we do not check for new emails on a daily basis.

The Board also maintains a website at www.SummitPointeHOA.org.