

~ SUMMIT VIEWS ~

Newsletter

Winter 2014

Summit Park

The Board recently requested a safety and compliance inspection of the playground in our Summit Park. Creative Recreational Systems, Inc. completed the inspection and found that the structure and surrounding playground area no longer complied with the California Playground Safety Regulations (CPSR). Due to the age of the playground area, several deficiencies were noted, including: protrusions, a cracked slide, surfacing issues, inadequate safety signs and labels, and lack of ADA compliance on several levels. Due to these safety issues, the playground structure was removed.

Included with this newsletter, you will find a color rendering of the Summit Park as well as a survey regarding several options for possible changes to Summit Park. Please read your options fully and fill out the survey. Please return the survey to The Management Trust in the pre-stamped envelope provided for your convenience.

Holiday Decorations



It is that time of year to dust off your wreaths and get those twinkling lights out of storage. The Summit encourages holiday cheer and festive decorations. Please remember that Thanksgiving and Christmas decorations on the exterior of your home are permitted from the Monday before Thanksgiving through the second week in January.

Summit Board Meetings are generally held on the second Thursday of each month at 6:00 pm at the Management Trust – Kocal Division office. The office address is:

1739 Creekside Drive, Suite 100 – Folsom, CA 95630

Homeowner attendance is encouraged at these meetings. If you have any association concerns or questions that you would like addressed at these meetings, please contact Management ahead of time so that your issues can be added to the discussion agenda.

Board of Directors

Brian Provencal – President
 Helen Austin – Treasurer
 Joan Poimiroo – Secretary
 Will Overholtzer – Member at

Doug and Linda Harvey have sold their home and will be moving to Tahoe in the next couple of weeks. Doug played an integral part serving on the Board of Directors and Linda was our Welcoming Committee Chairperson. Both Doug and Linda will be sorely missed. They resided in the community for over 17 years and loved living here. They have chosen to downsize since they have become empty-nesters. As with all change, there is a feeling of sorrow as Doug and Linda move from their friends and neighbors. Good luck Doug and Linda! We wish you all the best and thank you for your faithful service to our community.

The Management Trust Kocal Division

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SUMMIT VIEWS

Guests & Parties



Please be reminded that there are no resident gate codes for the Summit gates.

Guests:

- If you are planning on having a party or event, you can request a temporary gate code for the duration of your event.
- You must contact Management to request a gate code at least 48 hours in advance.
- **You may not post the code at the gate.**
- Your temporary code will be set prior to your event so that you can test to ensure that the programming and gate system are working properly.
- You may not request the same code for multiple events in a row.
- You must confirm the code with Management before you give the code to your guests.
- Make sure to let your guests know that they have to press '#' before the code, otherwise the code will not work.
- You can utilize the call box to let each guest into the community if your name and phone number are programmed into the gate. To add your information, contact Management.

Vendors & Construction

The vendor gate code is not to be used for resident or guest entry.

Please be reminded that no workers will be allowed entry before 7:00 a.m. or after 7:00 p.m. or sunset (whichever is earlier) on weekdays, or before 9:00 a.m. or after 4:00 p.m. on Saturdays. There will be no construction permitted on Sunday or on nationally recognized holidays (New Year's Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day). Saturday construction is limited to interior work which does not produce excessive noise (any noise that can be heard at neighboring lots). Grading, excavation, use of heavy equipment, framing, roofing, and foundation work is not permitted on weekends. Heavy equipment (i.e. two or more rear axles) will not be allowed entry on weekends.

If you have a housekeeper, babysitter, dog walker, etc. that needs regular entry to community before or after the vendor code is active, you are welcome to purchase a remote (\$45) or a gate card (\$10) for them to use. Contact Management for more information.

Gutters, Downspouts, and Rooftops



Gutters and downspouts play an important role in protecting your home from water damage. It is important to remember to clean your gutters at least twice a year to clear out any leaves and debris to prevent overflow.

It is imperative that you inspect your gutters, downspouts, and rooftops regularly to check for leaks, clogs, or damages that require immediate attention. To protect the foundation of your home, downspout extenders can be installed to divert water flow away from the base of your house. Additionally, please make sure to keep your rooftops free from debris. This prolongs the life of your roof and improves the aesthetics of the community.

Oktoberfest 2014

Oktoberfest in the Summit went off without a hitch this year with over 100 neighbors in attendance! Special thanks to Helen Austin, Joan Poimiroo, Rhonda Gabaldon, and the other unsung heroes, that did an amazing job coordinating the event, decorating, setting up, entertaining children, breaking down and clean-up, and making the day an overall success. Very special thanks to Mark Leclere for once again turning out the tastiest brats and dogs for all to enjoy!



*Your Summit Board of Directors and
The Management Trust wish you and
your loved ones a happy and safe
holiday season!*