

~ SUMMIT VIEWS ~

Newsletter

Winter 2016

President's Report By Brian Provencal

Another year has come and gone and our wonderful community is one year older. The Association has accomplished a great deal in 2015 and I would like to thank Joan Poimiroo (Vice President), Bob Bogowitz (Secretary), Helen Austin (Treasurer), and Katilin Wolcott (Member at Large) for all of your help, time and commitment to make the Summit a wonderfully managed community. Along with the Board, I would also like to thank Tom Austin for being chair of the ACC, Chair of the Streets Committee, and our technical/legal advisor. We have had a very productive year with numerous projects and accomplishments. Many of you had been involved with the vote to provide a new play structure that is now finally completed. The tennis courts are sporting new colors along with being refinished. A desperately needed new drinking fountain has been installed and matches the street lights within the Summit. Our roads are complete in Phase I of the Summit and phase II will begin in the spring of 2016. I would also like to thank each resident of the Summit for your involvement in the Oktoberfest and Ice Cream Social. We had one of the largest turn-outs for both events and it is such a pleasure to see our community together at these social events.

I truly hope that all of you will make time to attend a Board meeting and provide input about our community that will help us in the upcoming year. One special thanks needs to be extended to Mimi Menzies, our manager. Her patience and energy has made our positions seamless throughout the year. During the year we had many new residents move into our community. Lynn Provencal (my better half) is always there to greet them with a gift card welcoming them to our community. I am looking forward to a productive and successful 2016 and encourage any members of our community to call me directly if you have any questions or suggestions.

Gate Code Change

The gate code will change on 2/16/2016. There will be another reminder before that date. See more on the next page.

Board of Directors

Brian Provencal – President
Helen Austin – Treasurer
Joan Poimiroo – Vice President
Bob Bogowitz – Secretary
Katilin Wolcott – Member at Large

FEBRUARY MEETING CHANGE

The Board of Directors will be meeting Thursday, February 18th, rather than their normally-scheduled second Thursday due to a conflict. The meeting agenda will be posted on the entry guardhouse door off Francisco and signs placed the week before the meeting. The Board will return to its second Thursday meeting schedule in March.

Meetings are held at 6:00 PM at The Management Trust office at:

**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.

Front Yard Maintenance

Yeah!! It's been raining. That's the good news. But there is bad news for any of you who turned off your irrigation and allowed your front lawns to die. If you are planning to re-landscape, please make sure you receive the proper approval from the Architectural Control Committee (ACC). You can find the applications and rules on the Summit website at www.thesummitdh.org. Please know that dead lawns fall under the regulations addressing landscape maintenance and if the water restrictions are lifted, you will be required to ensure your lawns are appropriately renovated. Any dead trees should be reviewed by an arborist and any dead shrubs should be removed and replaced. We realize that there is still the possibility that the current water restrictions will remain in place, but urge you to plan accordingly.



Gate Code Change

On **Tuesday, February 16, 2016** the gate code will **change**. We have had realtors and some owners post the code on the call boxes and it's time to remind people not to do that. The new code will be #8624 (backwards of the current one). We will post a notice on the mailboxes the week before to remind you that the change is coming. You will need to contact any housekeeper, landscaper, or someone who comes into the community regularly to see you. The code is changed in the offices of The Management Trust (Kocal), so if you have any questions, please let the office know.

Summit Directory

There have been so many changes in ownership that it is time to update the Summit Directory. Enclosed please find an information form to be used in updating the Directory. We would appreciate your returning it before March 1, 2016. If you are in the current directory and do not want any changes, please be sure to email megan.malmgren@managementtrust.com or mimi.menzies@management.trust.com and tell them you are not changing any of the existing information. This Directory is for the use of Summit owners ONLY and is never to be used for solicitation or any other purpose other than to be of assistance to the community.

The Management Trust

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(866) 324-3704

Amendments Approved to LFOA CC&Rs and Bylaws

The Summit and all of the other residential and commercial developments bordering Francisco Boulevard are dues paying members of the Lake Forest Owners Association (LFOA). Since its creation in 1988, the LFOA has been responsible for maintenance of the landscaping along the Boulevard. However, maintenance responsibility for the fences on the Boulevard has been specified in both the CC&RS of the LFOA and the CC&RS of the Summit and other members. To eliminate this conflict, the LFOA CC&Rs were recently amended. Under the amended CC&Rs, fence maintenance will be the primary responsibility of the individual members. The LFOA's responsibility will be limited to defining fence maintenance criteria (e.g. a standard color) and stepping in when an individual member fails to adequately maintain the fence. The amendments will also give individual members the option of paying to have the LFOA perform necessary fence maintenance. This option would reduce future maintenance costs for some members due to the economies of scale the LFOA may be able to provide (e.g. for the individual owners in Marina Woods).

Minor CC&Rs amendments were also made to clean up inconsistent language between the LFOA CC&Rs and Bylaws. In addition, an LFOA Bylaw amendment was made to provide for staggered two-year terms for directors, thereby providing for greater continuity of board membership. The Summit board members unanimously voted to approve these amendments.