

~ SUMMIT VIEWS ~

Lake Forest-Summit Owners Association

Winter 2021 Newsletter

Manager Update

We are pleased to announce that Mimi Menzies has returned as our community manager. Mimi never left The Management Trust, but she had to relinquish a few of her associations when her position changed. When another manager change happened here, she stepped up to the plate and has taken over for us. Michelle Hawkins will remain as our Support Specialist and we look forward to the community being well taken care of.

2021 Election Results

Since ballots were not opened in the December meeting, the election was held January 14. The Annual Membership Meeting will still take place in May. Should you wish to run for the Board, please find a candidate application included with this newsletter.

Gene Harris was the Inspector of Elections and Irena Patoka assisted with the tabulation of ballots. The results are as follows:

Joan Poimiroo-50 votes and David Yaw-49 votes. The Resolution for Excess Funds Carryover passed with 53 votes in favor and 2 opposed. The Board unanimously approved keeping the positions the same.

Trash Can Visibility

All garbage and trash cans need to be placed and kept in covered or screened areas. Please make sure the containers are stored where they are NOT visible from the common area or any neighboring lot.



The Management Trust
PO Box 1459
Folsom, CA 95763-1459
985-3633

BOARD OF DIRECTORS

President:	Brian Provencal
Vice President:	Joan Poimiroo
Treasurer:	Helen Austin
Secretary:	David Yaw
Member:	Jim Coghlan

Association Manager:

Mimi Menzies-ext. 5102

Mimi.menzies@managementtrust.com

Community Support Specialist

Michelle Hawkins- ext. 5119

michelle.hawkins@managementtrust.com

Accounting Questions:

Extension 8825

Parking Enforcement

Effective February 1st, 2021, no street parking from 2:00 AM to 5:00 AM will be allowed.

Residents are reminded that street parking will once again be prohibited overnight in The Summit unless the vehicle displays a guest parking pass available only from The Management Trust. The Association's security patrol will place warning notices on vehicles parked overnight and will record the license number of illegally parked vehicles. After two warnings, ticketed vehicles may be towed without further notice. Retrieving a towed vehicle is both costly and inconvenient. Please also remember that parking on Hathaway Court is prohibited

unless the vehicle displays a Summit resident vehicle sticker or One-Day Parking Pass, both available from The Management Trust. This rule was established to keep people living outside The Summit from parking on Hathaway in order to gain free access to the Folsom Lake State Recreation Area. This problem occurs most often on weekends.

Holiday Decorations

If you still have holiday decorations up, please remove them and avoid receiving a courtesy notice from Management.

2021 Directory

Everyone was sent a form to fill out with information for a new directory. Another updated form is attached to this newsletter. March 16 is the return date. *If you do not return the form, any information we have on file for you will go into the new directory.* Please include your email address and a contact number that will be logged into your file so you can receive any notices that are periodically sent without the association having to spend extra for a mailing.

Guests & Parties

Please be reminded that there are no resident gate codes for the Summit gates because of past issues with people posting the codes on the call boxes and in public places.

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 need to contact Management to request a gate code at least 48 hours in advance.
- **You may not post the code at either gate. Remind any real estate person that may be helping you to not do it, either.**
- Your temporary code will be set prior to your event so that you can test it 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.

Vacant Lots and Dog Walking

Please be reminded that dogs must be leashed at all times when you are walking. You may think you have the best trained dog, but you never know how they will react when another dog or person is seen. Not only is it a rule, it is the law.

Also: Using vacant lots for dogs to run free and not picking up their waste is NOT okay! You should always leash your pet and clean up any waste.

2021 Monthly Assessment Payments

Please be reminded that your monthly assessment payments are to be mailed to a new address. The new address is on your coupon booklet, but if you have auto pay this happens automatically. If you pay through your bank, please be sure and change the address to:

Lake Forest-Summit Owners Assn.
c/o The Management Trust
P.O. Box 97942
Las Vegas, NV 89193-7942

The Summit Website

The Summit website includes all the basic information an owner needs, including ACC guidance (remodeling, landscaping and construction), security, resident services, and so forth.

Please be sure to visit:
www.thesummittedh.org
when you need community information.

**Next Board of Directors meeting will
be held on:
Thursday, February 11, 2021- 4:30 PM
by Zoom
Zoom information will be sent prior
to the meeting with the agenda.**

**LAKE FOREST – SUMMIT OWNERS ASSOCIATION
DIRECTORY INFORMATION**

c/o The Management Trust
P.O. Box 1459
Folsom, CA 95763-1459
(916) 985-3633
(916) 985-3744 (fax)

*So few information sheets were returned in 2020, we are sending this out again in the hopes everyone responds. **If you fail to return this information, anything we currently have on file or in the prior Directory will be used in the new one.***

Do you want your information listed in The Summit Directory (for distribution to Summit members only)?

Yes: _____

No: _____

Even if you do not want your information published, please provide your address, email(s) and phone number in order for The Management Trust to update the owner records. *This information is for The Management Trust's use ONLY.*

Owner: _____ **Owner:** _____

Address: _____ **Lot #** ____

Cell Phone: _____ **(for whom)** _____

Cell Phone: _____ **(for whom)** _____

Home Phone: _____

E-mail address: _____

E-mail address: _____

PLEASE RETURN THIS FORM NO LATER THAN MARCH 1, 2021

mimi.menzies@managementtrust.com or michelle.hawkins@managementtrust.com

***Lake Forest – Summit Owners Association
2021 Resident Directory***

LAKE FOREST – SUMMIT OWNERS ASSOCIATION

Application for Position on the Board of Directors

The Annual Membership Meeting will be held on Thursday, May 13, 2021. Three (3) Board members have expiring terms. If you are interested in serving on the Board of Directors and would like your name placed on the secret ballot for the upcoming election, please fill out this application and return it by mail or fax no later than 5:00 PM on Monday, April 5. (Current Board members with expiring terms must complete this form if they want to run again.)

Information about your background and interest in being a Board Member is optional. Please be advised that this form will be mailed with the ballot (minus telephone number and email).

Name (please print): _____

Summit street address: _____

Telephone number and email address: _____

Optional information about your background and interest in being a board member (attach a separate summary if desired and write "see attached" below):

Signature

Date: _____

Return form (no later April 5, 2021 to:

The Management Trust

Hand Delivery: 160 Blue Ravine Rd, Suite C • Folsom, California 95630

Mail: PO BOX 1459 • Folsom, California 95763

Fax: (916) 248-8066 or

mimi.menzies@managementtrust.com