



ISSUE #001

JAN 2025

## Summerhill's Quarterly Newsletter

Welcome to our newsletter! We are thrilled to share with you the latest developments in our community and our mission to make a positive impact.

**HOT  
TOPIC**

### Q: Why do we have an HOA?

**A:** The Summerhill Subdivision was developed by East Elim Properties, LLC who desired the neighborhood be subjected to the covenants, conditions, and restrictions with the intent to protect the value and desirability of the community. The implementation of the Homeowner's Association (HOA) was established before there were any residents.

The HOA Board of Directors is responsible for administering and enforcing these covenants. They also ensure each resident has a positive experience for the duration of their stay, which coincides with the enforcement of standards. Keep in mind, every paying member of the association has a vote and a voice. It is important to exercise that right.

Dear Summerhill residents,

Happy New Year! As we continue to build a thriving and harmonious community, we invite each of you to join us in fostering an environment of patience, positivity, and unity. Your active participation and cooperation are vital in making Summerhill a place we are all proud to call home.

Let's work together to support one another, respect our shared and personal spaces, and uphold the values that make our neighborhood special. Remember, every voice matters, and your contributions help shape the future of our community.

Thank you for your support and patience as we, the Board of Directors, continue to improve on our engagement and communication.

Enjoy this month's newsletter and best wishes for the oncoming year!

Warm regards,

*SH Board of Directors*

### ANNOUNCEMENTS

The next board meeting is scheduled!

**When:** January 16, 2025 at 600pm

**Where:** 201 E. General Stewart Way, Hinesville, GA 31313

If you would like to be added to the meeting's agenda, please submit a brief description of your concern using the following template:

**Email** [hoaofsummerhill@email.com](mailto:hoaofsummerhill@email.com)

**Subject line:** Board meeting agenda request

**Message:** Name, address, brief description of concern/complaint/request

### HOA Goals for 2025

#### **Be Engaged**

Create community events for all members

#### **Be Informed**

Provide timely and relevant information to all members

#### **Be Heard**

Prioritize open communication and transparency

In this  
newsletter  
you can expect:

Important  
Notices

Meet Your  
Board of  
Directors

Financial  
Highlights

Community  
Updates

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## Our New Board of Directors



**Pamela Leveque**  
~ President

The president facilitates board meetings, ensures the association's rules, covenants, and bylaws are enforced fairly and consistently, and oversees HOA operations.

Pamela is committed to maintaining a harmonious, respectful, and well-managed community.



**Jessica Steverson**  
~ Secretary

The secretary manages and organizes official documents, manages communication channels, prepares meeting agendas, takes notes, and develops communication plans.

Jessica is committed to facilitating better communication and transparency within the association.



**Brittany Hall**  
~ Vice President

The vice president acts in the president's absence, is the liaison between committees and external agencies, ensures effective and fair policies, and fosters community involvement.

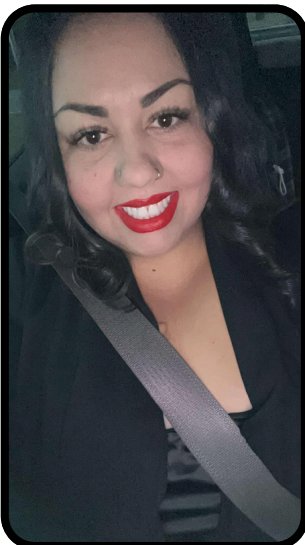
Brittany is committed to making the neighborhood the best it can be and maintaining good relationships with partnering agencies.



**Anthony Papa**  
~ Assistant Secretary

The assistant secretary acts in the secretary's absence and collaborates with the ARC committee, which oversees home improvements and compliance issues.

Anthony is committed to ensuring the overall safety and upkeep of the neighborhood and increasing community cohesiveness with planned events.



**Jelisa Reed Gaudi**  
~ Treasurer

The treasurer maintains all financial records, manages the association expenses, and ensures all investments align with the HOA's financial goals and policies.

Jelisa is committed to helping people, solving problems, and creating a safe environment for the children.

### A Few Notes To Remember

- The board will serve a term of two years.
- If you have any questions/concerns, please email the board at [hoaofsummerhill@gmail.com](mailto:hoaofsummerhill@gmail.com).
- Please allow two calendar days for responses.
- Remember, we are made up of volunteers so please be patient and kind!

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## Financial Highlights

- The HOA balance as of December 2024 is \$40,504.
- Monthly expenses include the Canoochee electricity bill for 19 light poles at \$407, \$984 management fee (\$8 per house), taxes, insurance, and lawn care which in total averages \$2,200.
- Major Expenditure: Installed neighborhood signs - speed limit, kids playing, and street sign for a total of \$1150
- There are 21 houses in delinquent status. 12 have liens filed against them. The others have made payment arrangements.

|                             | 2024     |
|-----------------------------|----------|
| <b>Reserve Fund Balance</b> | \$40,504 |
| <b>Anticipated Revenue</b>  | \$44,280 |
| <b>Actual Revenue</b>       | \$36,720 |
| <b>Deficit</b>              | \$7,560  |

**Pay your HOA fees by visiting**

[https://usreprofessionals.appfolio.com/connect/users/sign\\_in](https://usreprofessionals.appfolio.com/connect/users/sign_in)





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## A Message from the Board

### Introducing Our New HOA Website: Your Go-To Resource for Community Updates"

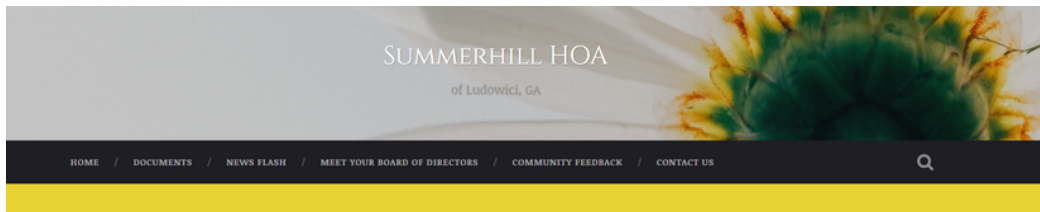
We are excited to announce the launch of our new website! This website will hold valuable information for the Summerhill Subdivision Homeowner's Association. It is designed to streamline communication, keep the community informed, and stay connected.

The website features a page dedicated to important notices and community events, so you never miss a crucial update. The community feedback page has a form that makes it easy to contact the board with any inquiries, feedback, or assistance. There is also a page dedicated to the

governing documents with downloading capabilities. This includes the bylaws, covenants, and latest budget.

One of the goals for the HOA this year is to prioritize communication between the Board of Directors and the residents. Hopefully, the establishment of this website will centralize information, enhance communication, and provide a convenient source of information related to the community.

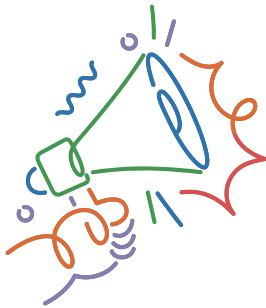
Please take a moment and visit the new website and feel free to provide feedback! ~Jessica



# [summerhillatryepatch.com](http://summerhillatryepatch.com)

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### New Committee Alert



The Board of Directors will establish three new committees:

- The Social Committee** - plan community holiday and social events
- The Architectural Review Committee (ARC)** - maintain aesthetic standards and process applications
- The Communications Committee** - Solicit articles and content for the newsletter and website

\*If you would like to volunteer for any of these committees, email the HOA with your qualifications and intentions.

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**Board of Directors**  
[hoaofsummerhill@gmail.com](mailto:hoaofsummerhill@gmail.com)

**HOA Management Company**  
912-373-7653  
[HOA@usrealtypro.com](mailto:HOA@usrealtypro.com)

HAPPY  
*New Year*  
2025





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