



ISSUE #002

APR 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 don't we have any amenities or community spaces?

**A:** Unfortunately for our subdivision, there was no land allotted to us for a community center or playground.

While we don't have community assets, we plan to enhance the quality of life in our neighborhood by planning events throughout the year like the upcoming Easter egg hunt and the Christmas celebration. Until we acquire land, the board plans to invest in the community through events, giveaways, and special programs.

The board will continue to explore future space options and welcome your ideas!

Dear Summerhill residents,

As the days grow longer and the weather warms up, it's the perfect time to refresh our homes and landscapes.

Spring cleaning is more than just a tradition; it's an opportunity to rejuvenate our surroundings and foster a sense of pride and togetherness in our neighborhood.

Whether you're tackling your garden, decluttering your garage, or giving your home a thorough clean, every effort contributes to the beauty and harmony of our community. Let's embrace the season of renewal and work together to make our neighborhood shine!

Enjoy this month's newsletter!

Warm regards,

*SH Board of Directors*

  
In this  
newsletter  
you can expect:

Important  
Notices

ARC Form

Financial  
Highlights

The Benefits  
of Power  
Washing

Community  
Updates



### ANNOUNCEMENTS

The 2nd Annual Easter Egg Hunt will be on  
**Sunday, April 13th, 11am to 2 pm**

There will be some activities by the mailboxes, while two egg hunts, photos with the Easter Bunny and a fire truck will be on the corner of Quarter Horse Run and Summerhill Drive.

Hope to see you there!

### 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



### Fun Fact...

The earliest April Fools' Day hoax on record was in 1698, says Alex Boese, curator of the Museum of Hoaxes. "People in London were told to go see the annual ceremony of the washing of the lions at the Tower of London," he says. "They showed up at the Tower of London, but"—alas—"there was no annual lion-washing ceremony." The street prank worked so well that people kept pulling it year after year, targeting mostly out-of-towners.

"By the mid-19th century, pranksters had printed up fake tickets," he says. "Hundreds or thousands of people would show up," only to realize they'd been tricked.

In 2014, Google joined the ranks of corporations playing tricks on the public. On April 1, [they] published a Pokémon game in which players could use Google maps to look for and catch Pikachus and Bulbasaur, who would pop up on the map screen for gamers to grab. The prize for the biggest collection? A job [as] a Google "Pokémon Master." April Fools, Pokémon trainers.

It was a pretty funny joke, but it was also inspirational. Software engineers at Niantic Labs took the prank and turned it into a phenomenon: Pokémon Go.

reference: <https://www.nationalgeographic.com/history/article/150331-april-fools-day-hoax-prank-history-holiday>

A large, stylized graphic of the words 'April Fools' in a bubbly, green font with a yellow outline. The text is surrounded by a cloud of colorful confetti in shades of blue, yellow, and pink. A small black spider is perched on the top of the word 'April'.



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# Architectural Review Committee (ARC) Form

The ARC (Architectural Review Committee) form is used by homeowners within an HOA to request approval for any exterior modifications or improvements to their property. The primary purpose of the ARC form is to ensure that all changes comply with the community's guidelines and maintain the neighborhood's aesthetic and property values.

By submitting an ARC form, homeowners help the committee review and approve projects like adding fences, altering landscaping, or construction additions. This process helps preserve the visual harmony and overall appeal of the community.

**Below is a snapshot of the ARC form.**

You can find the form here: <https://summerhillatryepatch.com/documents/>

**Note:** In order for your form to be approved you will need to be current on your HOA dues.

Email your completed form to [hoaofsummerhill@gmail.com](mailto:hoaofsummerhill@gmail.com)

**POOL, FENCE, PORCH OR OTHER ADDITIONS, RENOVATIONS OR EXTERIOR**

**CHANGE:**

Based on which exterior change you are applying for, please provide the information requested below. Additional information may be requested once you have submitted the application.

<u>POOL</u>	<u>FENCE</u>	<u>PORCH/ ADDITION</u>
Size:	Height:	Square Footage:
Composition:	Length/Width:	Roof Material and Pitch:
Exterior Lighting: Y/N	Material:	Knee Wall Material:
<u>Sample Photos</u>	Color:	Screen/ Glass:
Contractor Information:	Professional Installation Contact Information:	Professional Installation Contact Information:
	Please submit plat and drawing of fence layout.	Please submit pictures, to scale, showing location of porch.

**Common projects that require  
ARC forms in addition to the pool,  
fence, and porch:**

Flower Bed Additions (stone,  
plants, etc)  
Planting Trees  
Extending Driveways  
Exterior Paint  
Sheds  
Concrete Pads  
Permanent Holiday Lighting

Other, please describe:

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## Financial Highlights

- The HOA balance as of February 2025 is \$52,877.41.
- The budget for 2025 is as follows:

Summerhill		
2025 Budget		
<b>Revenue</b>		
	HOA Dues (123 homes * \$30 per door)	\$44,280.00
	<b>Total Revenue</b>	<b>\$44,280.00</b>
<b>Expense s</b>		
	Management Fees (123 homes * \$8 per door)	\$11,808.00
	Accounting Fees	\$200.00
	Annual Registration	\$30.00
	Banks Charges	\$100.00
	Liability Insurance	\$1,621.00
	Printing and Postage	\$100.00
	Ground Maintenance	\$6,600.00
	Reserves	\$1,000.00
	<b>Total Expenses</b>	<b>\$21,459.00</b>

**Pay your HOA fees by visiting**

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



Online Portal

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# 6 Benefits to Pressure Washing Your Home

Maintaining the exterior of your home is crucial, especially in a homeowner association (HOA) neighborhood where standards are high and curb appeal matters. Pressure washing, also known as power washing, is a highly effective way to keep your home looking its best. Here are some compelling reasons to consider power washing your home:

## 1. Enhances Curb Appeal

First impressions matter, and a clean exterior can significantly boost your home's curb appeal. Power washing removes dirt, grime, and mildew, making your home look fresh and well-maintained. This is particularly important in an HOA neighborhood where uniformity and aesthetics are valued.

## 2. Prevents Damage

Over time, dirt, mold, and mildew can cause damage to your home's exterior surfaces. Power washing helps prevent this by removing harmful substances before they can cause lasting damage. Regular maintenance can save homeowners from costly repairs down the line.

## 3. Improves Property Value

A clean, well-maintained home is more attractive to potential buyers. Power washing can help improve your property's value by keeping it in top condition. In an HOA neighborhood, maintaining high property values benefits everyone, as it helps keep the community desirable and thriving.



## 4. Promotes Health and Safety

Mold and mildew can pose health risks to residents by triggering allergic reactions. Power washing eliminates these hazards, creating a healthier living environment.

## 5. Compliance with HOA Standards

HOAs often have strict guidelines regarding the appearance and maintenance of homes. Power washing ensures that your home meets these standards, avoiding potential fines and keeping the neighborhood looking its best.

## 6. Saves Time and Effort

Power washing is a quick and efficient way to clean large areas. It saves homeowners time and effort compared to manual scrubbing, making it a convenient option for maintaining your home's exterior.

Power washing is a smart investment for homeowners. It enhances curb appeal, prevents damage, improves property value, promotes health and safety, ensures compliance with HOA standards, attracts new residents, and saves time and effort. By incorporating regular power washing into your home maintenance routine, you can keep your property looking its best and contribute to a beautiful, thriving community.

## References

- [1] [7 Top Benefits of Community Pressure Washing - HOA Management Company...](#)
- [2] [HOA Pressure Washing - Why It Matters for Your Community](#)
- [3] [Is Pressure Washing Necessary For Your HOA Community](#)
- [4] [5 Benefits of Power-Washing Your House - realtor.com](#)
- [5] [12 Benefits of Pressure Washing | Mr. Handyman](#)
- [6] [10 Surprising Benefits of Power Washing That You Don't Know](#)



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## Recipe Corner

### Classic Chocolate Chip Cookies

#### Ingredients

1 cup (2 sticks) butter, softened  
3/4 cup granulated sugar  
3/4 cup packed light brown sugar  
1 teaspoon vanilla extract  
2 eggs  
2 1/4 cups all-purpose flour  
1 teaspoon baking soda  
1/2 teaspoon salt  
2 cups (12 ounce package) HERSHEY'S Semi-Sweet Chocolate Chips  
1 cup chopped nuts (optional)

#### Directions

1. Heat oven to 375°F
2. Beat butter, both sugars, and vanilla in a large bowl until creamy. Add eggs; beat well. Stir together flour, baking soda and salt; gradually add to butter mixture, beating well. Stir in chocolate chips (and nuts if desired). Drop dough by rounded teaspoons onto undressed cookie sheet.
3. Bake 8 to 10 minutes or until lightly brown. Cool slightly; remove from cookie sheet to wire rack. Cool completely.

Makes about 5 dozen cookies

**Pan Recipe:** Spread batter into greased 15 1/2x10 1/2x1-inch jelly-roll pan. Bake at 375°F 20 minutes or until lightly browned. Cool completely in pan on wire rack. Cut into bars. Makes about 48 bars.



2ND ANNUAL

EASTER

Egg hunt

**April 13th 11am-2pm**

- \* Free Raffle \*
- \* Crafts \*
- \* Coloring \*
- \* Pictures with the Easter Bunny! \*
- \* Fire Station #5 Fire Truck \*

7 & under egg hunt @ 1115

8+ egg hunt @ 1145

Where: Quarter Horse Run  
Summerhill Subdivision

PRIZE

PRIZE

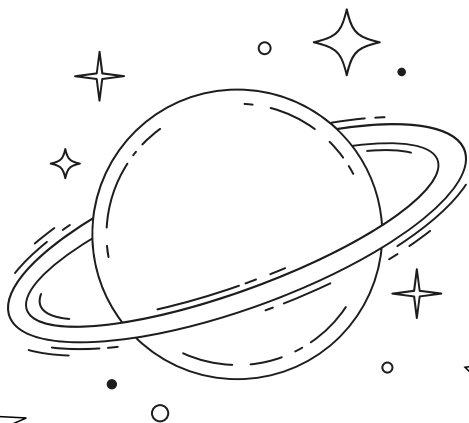
PRIZE











World's Best Dad



Happy  
Father's Day!

