



ISSUE #003

JUL 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: What are the limitations for exterior modifications like paint?

A: Homeowners are free to repaint any existing exterior surfaces using the current design elements of their homes. If a homeowner desires to alter any exterior surface, especially those visible to main streets, you must submit an ARC form to get your modification approved.

For example, if you want to refresh your black front door with fresh black paint, no ARC form is required. If you want to paint your black door red, you must submit your paint color for approval with an ARC form.

Paint color modifications must be muted and neutral toned, not vibrant, bold, or bright in color. Exterior modifications should fit into the neighborhood's aesthetic and be visually pleasing.

Dear Summerhill residents,

The summer is here, and it is hot, which is an understatement! We hope you have fun, stay hydrated, and keep cool.

Thank you for your continued support of our community and thank you for your efforts to maintain your homes and the neighborhood. Your continued pride in ownership and participation in community events makes all the difference in increasing the quality of life in the neighborhood.

For those who plan to use fireworks to celebrate the 4th of July, firstly, thank you for the show! A lot of us appreciate the displays. Second, be mindful of the hour of your celebrations and do your best to clean up any debris left behind.

Happy 4th of July neighbors!

Enjoy this month's newsletter

Warm regards,

SH Board of Directors

In this newsletter you can expect:

Yard of the Month

Important Notices

Celebrations

Financial Highlights

Community Updates

ANNOUNCEMENTS

Celebrate the 4th with FREE ICE CREAM from Suga Daddy Treats, sponsored by the HOA.

PLUS, school age children can get FREE school supplies, while supplies last.

When: July 4, 2025, 6-7pm
Where: Community mailboxes

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



Yard of the Month Award

The winner of July's Yard of the Month award is...

Brittney and Joshua West

CONGRATULATIONS!!



Summerhill HOA presents the
Yard of the Month Contest!!

Get your yard competition ready by the last day of the month. Awards will be given in the months of July through October. The HOA will select a winner based on a voting system and overall curb appeal. Winner wins a YOTM sign and a gift card. Good luck!

Board of Directors
hoaofsummerhill@gmail.com

HOA Management Company
912-373-7653
HOA@usrealtypro.com

Important Notices

Pet Waste

Please take all measures to pick up your pet waste. There are multiple complaints about homeowners not removing their pet waste from neighboring lawns.

Be advised, according to the CCR section 10.14, "If a pet leaves feces on any portion of the Community other than the pet Owner's Lot, the pet owner will be responsible for the removal. If not removed immediately, a fine may be levied by the Board." Pet Owner's who are caught neglecting this responsibility is subject to be in violation of the CCRs.

Leaving pet feces can pose several health and environmental risks. 1. Dog waste can contain bacteria and parasites that can pass to humans and other animals. 2. If the feces get washed away in the rain, it can enter the storm drain and pollute the ground water. 3. It can attract flies and rodents. 4. It creates foul smells and is unappealing to the neighborhood's aesthetic.

Proper disposal of pet waste helps maintain a clean and healthy environment. Please do your part to pick up after your pet and educate all responsible individuals on the harmful effects of neglecting this responsibility.

Please notify the HOA Board of any offenders, especially when it affects your personal property.

Section 10.14. Animals and Pets. No animals, livestock} or poultry of any kind may be raised, bred, kept, or permitted on any Lot, except for a reasonable number of domestic pets including dogs, cats, or other usual and common household pets, as may be determined in the discretion of the Board. No pets shall be kept, bred or maintained for any commercial purpose. No structure for the housing, care or confinement of any animal or pet shall be constructed, placed or altered on any Lot unless plans are approved. Pet owners shall not allow pets to roam unattended. Dogs shall always whenever they are outside be on a leash held by a responsible person or confined within a fenced-in yard or otherwise confined in a manner acceptable to the Board. The fenced-in area must always remain closed. All Owners and occupants keeping pets within the Community shall comply with all applicable governmental ordinances and regulations. Animal control authorities shall be permitted to enter the Community to patrol and remove pets. Pets shall be registered, licensed and inoculated as required by law. If a pet leaves feces on any portion of the Community other than the pet Owner's Lot, the pet owner will be responsible for its removal. If not removed immediately, a fine may be levied by the Board.

Any Owner or Occupant who keeps or maintains any pet on any portion of the Community shall be deemed to have indemnified and agreed to hold the Association, its directors, officers, and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Community, including, but not limited to, personal injury and property damage.

Property Maintenance

Please maintain your property, to include power washing, and landscaping.

Please continue to maintain your homes by pressure washing the exterior and regularly mowing your lawns.

Given our neighborhood's climate, our homes are prone to growing algae and accumulating dirt. Pressure washing homes at least once a year can alleviate that accumulation.

Failure to comply with the community standards may result in an assessment of fines.

Section 5.02. Owners' Responsibility. Each Owner shall maintain his or her Lot and all structures, parking areas, irrigation systems, and other improvements comprising the Lot in a manner consistent with the Community-Wide Standard and all Governing Documents. Each Owner, at the Owner's sole cost and expense, shall also maintain any landscaping or sidewalk located within the right of way immediately adjacent to the Owner's Lot, provided that this responsibility shall not extend to the substantial repair or replacement of such sidewalks or landscaping. In addition to any other enforcement efforts, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and levy a Specific Assessment of all costs incurred by the Association against the Lot and the Owner. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation. Entry by the Association or its agents under this Section shall not constitute trespass.

Thank you for your cooperation,

Board of Directors



[VIEW COMMUNITY GUIDELINES](#)



What happened

The United States declared independence from Great Britain because of the present King's tyrannical behavior. In the Declaration of Independence, the representatives of the U.S. list their evidence of usurpative behaviors in detail. They share their desire to absolve from all allegiance to the British crown, therefore declaring their right to be free and independent states.

What it says

The Declaration of Independence states that all men are created equal and are endowed with certain unalienable rights, including life, liberty, and the pursuit of happiness. It asserts that governments are instituted to secure these rights, deriving their powers from the consent of the governed. If a government becomes destructive to these ends, it is the right of the people to alter or abolish it. The document was adopted on July 4, 1776, to announce the separation of the American colonies from Great Britain, marking a pivotal moment in American history.

Interesting Facts

- The Continental Congress voted for independence on July 2, 1776. July 4th is the day the Declaration of Independence was formally adopted.
- Massachusetts became the first state to declare July 4th an official holiday in 1781.
- The Liberty Bell in Philadelphia is tapped 13 times every July 4th in honor of the original 13 colonies.
- Former President Calvin Coolidge is the only president that was born on July 4th.
- Americans spend more than 1 billion on fireworks annually.
- In 1931, the Star-Spangled Banner became the US national anthem.
- George Washington celebrated the 4th of July by giving his soldiers a double ration of rum during the Revolutionary War.

HAPPY LABOR DAY

September 1, 2025



Why We Celebrate

There are a couple alternative accounts of the origin of Labor Day. The founder of the holiday could be either Peter J. McGuire or Matthew Maguire who both suggested a holiday for the laborers in 1882. Despite the blurry origins, on the first Monday in September, we celebrate the American worker.

"American labor has raised the nation's standard of living and contributed to the greatest production the world has ever known and the labor movement has brought us closer to the realization of our traditional ideals of economic and political democracy. It is appropriate, therefore, that the nation pays tribute on Labor Day to the creator of so much of the nation's strength, freedom, and leadership – the American worker."

- U.S. Department of Labor

What to Celebrate This Quarter

July



August



September

National Hispanic Heritage Month

September 15 - October 15

**CELEBRATE
YOUR ROOTS,
HONOR YOUR
HERITAGE**

HAPPY HISPANIC HERITAGE MONTH!

Financial Highlights

- The HOA balance as of July 1, 2025, \$54,590.19
- A line item for events in the amount of \$3,000 was added to the expenses.
- The budget for 2025 is as follows:

| Summerhill | | |
|--------------------|--------------------------------------------|--------------------|
| 2025 Budget | | |
| Revenue | | |
| | HOA Dues (123 homes * \$30 per door) | \$44,280.00 |
| | Total Revenue | \$44,280.00 |
| Expense | | |
| s | | |
| | 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 |
| | Total Expenses | \$21,459.00 |

Pay your HOA fees by visiting

https://usreprofessionals.appfolio.com/connect/users/sign_in



Online Portal

Biscuit Recipe

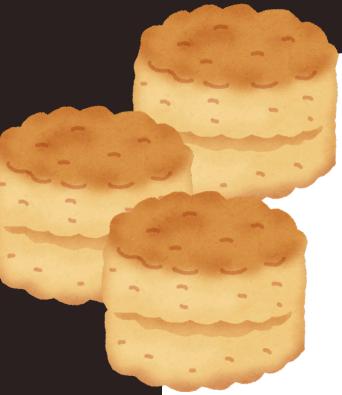
Ingredients

2 cups of self-rising flour
½ cup of cold unsalted butter, diced
1 tablespoon melted butter
1 cup of buttermilk

Instructions

1. Preheat the oven to 450 degrees.
2. In a large bowl, whisk together the flour and cold, diced butter until the butter pieces are the size of peas (you can also use a food processor).
3. Pour in the buttermilk and whisk until the dough starts to come together.
4. Dust a work surface with flour and press the dough onto it until it comes together (don't over mix).
5. Pat the dough flat to about a $\frac{1}{2}$ inch thickness, and fold dough in half 5 times to make layers.
6. Flatten out the dough to desired thickness and use a round biscuit cutter (or the rim of a drinking glass) to make as many biscuits as you can. Arrange the biscuits on a baking sheet spaced a little bit apart.
7. Bake for 10-13 minutes or until golden brown. Brush the biscuits with melted butter.

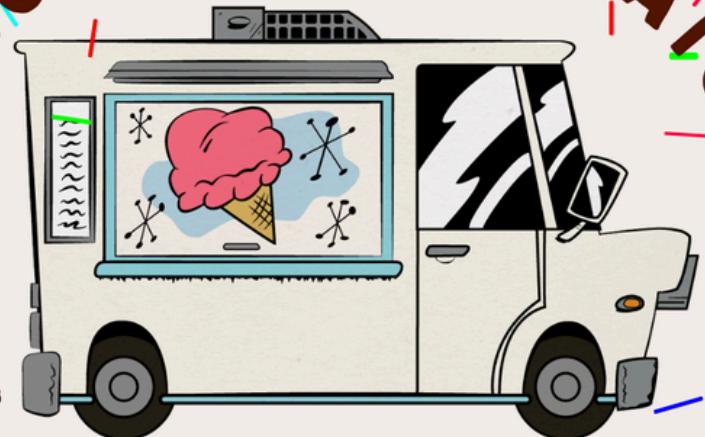
Enjoy!



FREE ICE CREAM

BY

SUGA DADDY TREATS



PLUS FREE
SCHOOL
SUPPLIES

FRIDAY
JULY 4, 2025

6-7PM
SUMMERHILL DRIVE
AT THE COMMUNITY
MAILBOXES

SPONSORED BY THE HOA

