



Summerhill's Quarterly Newsletter



In this newsletter you can expect:



Safety

Important Notices

Celebrations

Financial Highlights

Community Updates



HOT TOPIC

Q: Can a homeowner park on the street?

A: Homeowners may use street parking in temporary situations, such as overflow parking for overnight guests or short-term needs lasting 1-3 days. For longer durations or large gatherings, we kindly ask that you send a courtesy email to the board so we're aware and can help avoid any congestion or confusion.

Please remember, **parking is never permitted on both sides of the street**, as this can obstruct emergency access and create safety concerns. Your cooperation helps keep our neighborhood safe and accessible for everyone.

Forward any concerns to the HOA or the management company.

Dear Summerhill residents,

As summer winds down and the crisp air of fall begins to settle in, we're reminded of the beauty of seasonal change—and the strength of our community. Whether you're swapping swimsuits for sweaters or gearing up for pumpkin patches and porch decor, we hope this season brings you comfort, connection, and a little joy.

Fall also brings in a season of celebration. From Halloween to Thanksgiving festivities, it's a time to reflect, reconnect, and recharge. Keep an eye out for upcoming neighborhood events and opportunities to get involved.

As we head into the festive season, we love seeing the creativity and spirit our neighbors bring to their holiday displays. Please remember to keep decorations in line with our community's CC&Rs to ensure safety, consistency, and respect for your neighbors. This includes guidelines on timing, placement, and lighting. If you're unsure about any specifics, feel free to reach out to the board or check the HOA website for a quick refresher.

Happy holidays,

SJH Board of Directors

ANNOUNCEMENTS

HOA Management has switched from AppFolio to Buildium. Please check your emails for details. Welcome invitations will be sent to HOAs no later than October 7, 2025.

Trick-or-treating will be from 6-8 pm on Friday, October 31st. Remember, if the porch light is off, Do not disturb.

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

School Bus Stop Safety

There have been several concerns voiced over children waiting at the school bus stops in the morning. Whether you are a parent, driver, or student, we all play a role in keeping these areas safe and respectful. Here are a few key guidelines that can ensure everyone's safety during the school year.

For Drivers

- Drivers, students, and parents are to implement safe procedures the same way every day.
- **Slow down near bus stops**, especially during pickup and drop-off hours. Children may cross unexpectedly.
- Never pass a stopped school bus with its lights flashing and stop arm extended-it's not just unsafe, it's illegal.
- Avoid parking too close to bus stops, which can block visibility and create hazards.

For Parents and Students

- **Parents are responsible for the supervision of their child(ren) at the bus stop.**
- Arrive early to avoid rushing and stay safely away from the curb.
- **Students should wait calmly and not horseplay at the bus stop.**
- Wait in a safe place, 12 feet away from traffic. Students have been struck by passing vehicles at the bus stop when they get too close to traffic.
- Respect the property of homeowners at the bus stop and keep the noise down.
- Students cross the road only when the bus driver directs them to cross.
- Students needing to cross the road should cross only when directed by the driver and should look both ways to make sure it is safe to cross.
- Students boarding the bus should do so in a single file, orderly fashion with no pushing.

Report any concerns to the HOA or Long County school district.

For the full list of Long County School System Procedures for Waiting at the Bus Stop, Loading and Unloading visit <https://www.longcountyps.com/page/transportation/>



Important Notices

Parking

Vehicles may be parked in the garage, carport, driveway, or gravel or paved parking pad perpendicular to the driveway; provided, however, that all vehicles should be fully and always parked within closed garages to the fullest extent practicable.

Prioritize vehicle parking in your garage and driveways. The HOA Board has extended parking access to the homeowner's yard to allow overflow parking in grass areas.

Street parking is allowed on a temporary basis. If a homeowner has a visitor, they are allowed to park on the street without obstructing traffic, for a limited time. For example, if you have an overnight or weekend guest, you can use street parking for the duration of their stay. If a homeowner has a guest that is staying over 1-3 days, please send a courtesy email to the HOA so violations can be avoided.

Section 10.13. Vehicles. Automobiles, mini-vans, sports utility vehicles, pick-up trucks, motorcycles, and other vehicles in good repair may be parked **only** in the garage, carport, driveway or gravel or paved parking pad perpendicular to the driveway; provided, however, that all vehicles should be fully and always parked within closed garages to the fullest extent practicable. In this connection, no garage (or any part thereof) should be used for storage or other purposes to prevent the parking of vehicles therein. No vehicles may be parked on grass areas. All campers, boats, motor homes, recreational vehicles (RV's), go carts, golf carts, ATV's, trailers, disabled vehicles (obviously inoperable or without a current license tag), commercial equipment and commercial vehicles must be parked in a garage or in another enclosed area approved in writing by the Board and not visible from any street. Fencing or landscaping of an approved design must be used to screen any such vehicles in enclosed areas. No motorized vehicles of any kind are permitted on pathways, walkways, sidewalks, or any part of the unpaved Common Area, except for public safety vehicles and vehicles authorized by the Board. Parking within the streets and roadways of the Community is prohibited, except on a temporary basis (as determined by the Board or Declarant). The Board and Declarant reserve the right to modify and establish additional rules and regulations for temporary street parking and for use of parking availability in Common Areas.



Unsightly Activities

Occasional vehicle maintenance and outdoor projects are part of home ownership. However, keep driveway repairs and yard activities neat, temporary, and in line with community guidelines.

Please keep in mind:

- Major vehicle repairs (such as engine work or body restoration) should not be conducted in driveways or visible areas.
- Tools, parts, and equipment should be stored out of sight when not in use.
- Outdoor projects should be completed in a timely manner and kept tidy throughout.
- Unsightly items—including debris, unused furniture, or construction materials—should not be left in yards or driveways.

Our goal is to maintain a clean, welcoming environment for all residents. If you have questions about what's permitted, feel free to reach out to the board for clarification.

Exception to Section 10.19-Garage nets/screen have been permitted on the outside of garage doors.

Section 10.19. Unsightly Activities and Additions. The pursuit of hobbies or other activities which might tend to cause disorderly, unsightly, or unkempt conditions, including without limitation, the changing of oil or the assembly and disassembly of motor vehicles and other mechanical devices, shall not be pursued or undertaken in any part of the subdivision except within garages located on Lots. Notwithstanding this provision, occasional minor repair and maintenance to a vehicle in the driveway completed on the day commenced shall not be prohibited. Garage nets/screens will be permitted ONLY if attached to the interior side of the garage and are NOT visible from the street when garage doors are closed. Interior window coverings visible to the street must be blinds, shades, or drapes only in white, off-white or neutral colors. Windows visible to the street are not permitted to be covered with flags, foil, sheets, blankets, etc. All storm doors placed on the front door visible to the street are to be full or mid-view (3/4 lite) storm doors with clear glass only, no etching or caming. No iron security doors will be permitted.

Thank you for your cooperation,

Board of Directors

[VIEW COMMUNITY GUIDELINES](#)



History

- “Armistice Day” - Veterans Day was once called Armistice Day and was first observed on November 11, 1919, the first anniversary of the end of World War I. It didn’t become a national holiday until 1938, and its name was changed in 1954.
- Veterans Day is meant to honor all Veterans-those who have died and those who are still living.
- The holiday is held on November 11 in the U.S. in honor of the “eleventh hour of the eleventh day of the eleventh month” in 1918, the time which officially signaled the end of World War I.



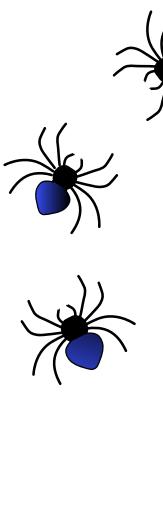
What to Celebrate This Quarter

October

13 - Columbus Day



31 - Halloween



November

11 - *Veterans Day*



27 - Thanksgiving Day

BE THANKFUL.
BE GRATEFUL.
BE BLESSED.



December

24 - Christmas Eve

25 - Christmas Day



31 - New Year's Eve

Happy New Year



Financial Highlights

- The HOA balance as of August 31, 2025, \$57,920.
- A line item for events in the amount of \$3,000 was added to the expenses. View the 2025 budget [here](#).
- The HOA Management team has transitioned from AppFolio to Buildium to make payments easier, view violations and other documents, and improve communication within our community. Be on the lookout for an email with information regarding access to the new website to set up your account. Welcome invitations will be sent no later than October 7, 2025.

The screenshot shows the homepage of the U.S. Real Estate Professionals website. At the top, there is a navigation bar with links for Home, Rentals, Documents, Contact Us, and Apply Now. The main content area features a search bar for "Search Available Rentals" and a "Featured Rentals" section. The featured rental is a 3-bedroom, 2-bath home at 704 N Main Street in Hinesville, GA, listed for \$1,600. The page also includes sections for Resident Sign In, Management Sign In, and a Rental Application. At the bottom, there is contact information for U.S. Real Estate Professionals, LLC, and a privacy statement.

U.S. Real Estate Professionals, LLC
201 East General Stewart Way | Hinesville, GA 31313
(912) 332-5194 | aaron@usrealtypro.com | [Home](#)

[privacy | security](#)
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Pay your HOA fees by visiting

<https://usrep.managebuilding.com/Resident/public/home>

Board of Directors
hoaofsummerhill@gmail.com

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

Cake Mix Pumpkin Chocolate Chip Muffins

Ingredients

Betty Crocker Spice cake mix

1 15 oz can of 100% pumpkin pie filling

$\frac{1}{4}$ cup of chocolate chips



Directions

1. Preheat oven to 350 degrees and grease muffin pan.
2. Mix together cake mix and pumpkin pie filling.
3. Fold in chocolate chips.
4. Scoop mixture into muffin pan.
5. Bake for 12-17 mins. Cool before removing from pan.

HAPPY HALLOWEEN

