



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: How do I pay my HOA dues?

A: Homeowners are required to pay \$360 a year for dues. This can be paid monthly at \$30 a month or you may pay for the entire year.

The HOA management company has switched the HOA site to Buildium <https://usrep.managebuilding.com/Resident/public/home>. Here, you may view your bill, make payments, track violations, view important documents, and submit ARC requests.

You can pay online or pay the HOA managers directly via check.

Happy New Year from Your HOA Board! 

As we welcome the new year, we want to wish every resident a hopeful and joyful start to 2026. This season is a great time to refresh our homes and keep our neighborhood looking its best. We encourage all homeowners to take advantage of the cooler months to handle winter maintenance-pressure washing, weeding, trimming, and general exterior care all go a long way in preserving the beauty and value of our community.

Looking ahead, we're excited to make this year more collaborative and community-driven. We'd love to hear your ideas whether it's a new community activity, a small improvement to shared spaces, or a creative idea that brings neighbors together. Your voice truly shapes the direction of the HOA and the place we all call home.

Here's to a bright, collaborative, and community-focused year ahead. We're grateful to start 2026 with you.

S.H. Board of Directors


In this newsletter you can expect:
Important Notices
Financial Highlights


ANNOUNCEMENTS

No new announcements.



HOA Goals for 2026

Be Collaborative

Gather ideas from residents to shape the neighborhood's future

Be Enriching

Improve quality of life through thoughtful enhancements

Be United

Foster a sense of belonging and strengthen relationships within the community

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 Owners who are caught neglecting this responsibility is subject to be in violation of the CCRs.

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.

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 10.14. 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.

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



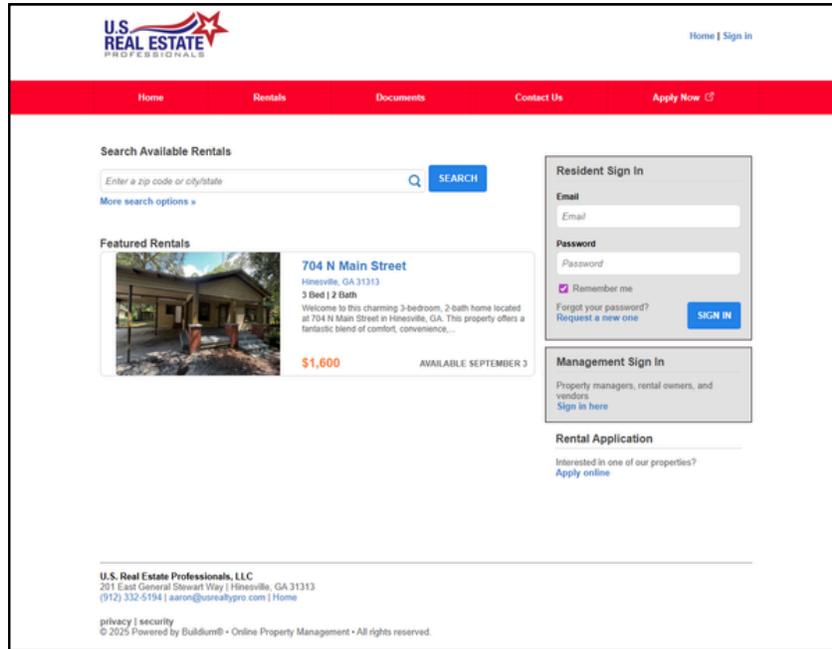
[VIEW COMMUNITY GUIDELINES](#)

Board of Directors
hoaofsummerhill@gmail.com

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

Financial Highlights

- The HOA balance as of December 31, 2025, is ~\$60,000.
- To pay your dues, view violations, and important documents, use Buildium: <https://usrep.managebuilding.com/Resident/public/home>



- To stay up to date on community events and communicate with the board, visit the Summerhill HOA website: <https://summerhillatryepatch.com/>



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