



# APRIL FOOLS!

The newsletter starts on the next page...





# 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

In this newsletter you can expect:

Important Notices

Financial Highlights

Meeting Highlights



**Q:** Can the HOA get involved with neighbor disputes?

**A:** Yes, however, the HOA Board will primarily intervene over violations of the governing documents rather than non-violating personal disputes. The Board encourages neighbors to resolve disputes on their own, but if the issue cannot be resolved, the Board can mediate.

Common issues the Board can mediate are noise complaints, parking, or pet violations. Guidelines for these matters are located in the CC&Rs.

When there is a valid dispute, please provide documentation of the violation to [hoaofsummerhill@gmail.com](mailto:hoaofsummerhill@gmail.com) and allow 3-5 calendar days for responses.

Hello neighbors!

Let us *spring* into action!

As we say so long to winter, it is time for us to spruce up our neighborhood! We encourage everyone to take a look at the exterior of their homes and spruce up our lawns, flower beds, and pressure wash siding to eliminate any grime that may have accumulated over the winter.

Friendly reminder, if you would like to change any of the exterior spaces that alter the original design of your home, you must submit an ARC form. You may submit your form through Buildium or send the form to the HOA email for approval.

As always, we would like to thank you for your continued support in maintaining our community. Let's keep working together to keep our neighborhood safe and pleasing to the eye. Have a great spring season!

*SH Board of Directors*

## ANNOUNCEMENTS

Easter Sunday - April 5th

Yard of the Month is awarded on the 1<sup>st</sup> of the month from April 1<sup>st</sup> - October 1<sup>st</sup>

## 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

## Architectural Standards

**No structure shall be placed and no improvements shall take place except in compliance with Article 9 of the CC&Rs, and with the prior approval of an Architectural Review Committee (ARC) form.**

Some examples of ARC form requests are installing plants, laying mulch, installing fences, exterior painting, sheds, driveway extensions, back patio expansions.

A homeowner is welcome to modify the interior of their home, but any modifications made on the exterior of the home, outside of maintaining existing or original plans, must be submitted via ARC form for approval.

Homeowners are allowed to paint front doors a different color than their shutters, but the color must be complimentary, muted, neutral, or earth toned. Colors that are considered vibrant, loud, and do not fit the aesthetic of the neighborhood will not be approved.

**Section 9.01. General.** No structure shall be placed, erected, or installed upon any Lot, and no improvements (including, but not limited to, staking, clearing, grading, other site work, exterior alteration of existing improvements, painting or modifying fences, and planting or removal of landscaping materials, installing or modifying swimming pools, irrigation system, hot tubs, lawn sculptures, gazebos, dog runs, etc.) shall take place except in compliance with this Article, and with the prior written approval of the reviewing body specified in Section 9.02 hereof. Any Owner may remodel, paint or redecorate the interior of structures on the Owner's Lot which are not visible to the outside without approval. However, modifications to the interior of screened porches, patios, and similar portions of a Lot visible from outside the structures on the Lot shall be subject to approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. This Article shall not apply to the activities of the Declarant, a Builder, or the Association. This Article may not be amended during the Development Period without the Declarant's written consent, and all homes, structures, or other improvements made by the Declarant are hereby deemed approved for all purposes under this Declaration.



## Garbage

**Please place and remove your garbage carts from the street in a timely manner. Carts left on the street 24 hrs past pick up are subject to a citation.**

Trash collection for Summerhill is on Wednesday. Collection may be delayed a day due to a holiday, so when in doubt, it is acceptable to place the carts out just to be sure. Garbage carts can be placed on the curb the night before trash pickup and must be removed by the next day.

### Long County Garbage Service Information

#### Important Cart Guidelines

- Bag all household waste tightly before placing it in the cart.
- No hot ashes!
- Keep handles & wheels away from the street (follow white arrows on the lid).
- Rinse the cart occasionally to reduce odor and bacteria.
- Place the cart 3 feet away from mailboxes, cars, trees, etc.
- Do not leave carts at the roadside all week.

### Amendment

\*This Covenant has been amended by the HOA to allow garbage cans to be stored in the front or side of houses without the need to be screened or concealed from view.

**Section 10.10. Rubbish, Trash and Construction Debris.** All garbage cans shall be located to be screened or concealed from view of neighboring Lots and the street on which the Lot fronts. Only on the day of garbage pick-up may the containers be left in the open. In no event may garbage containers be left out more than 48 continuous hours. All construction debris, rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. No person shall dump or bury rubbish, garbage or any other form of solid waste, except compost, on any Lot or on the Common Area.

Thank you for your cooperation,

*Board of Directors*

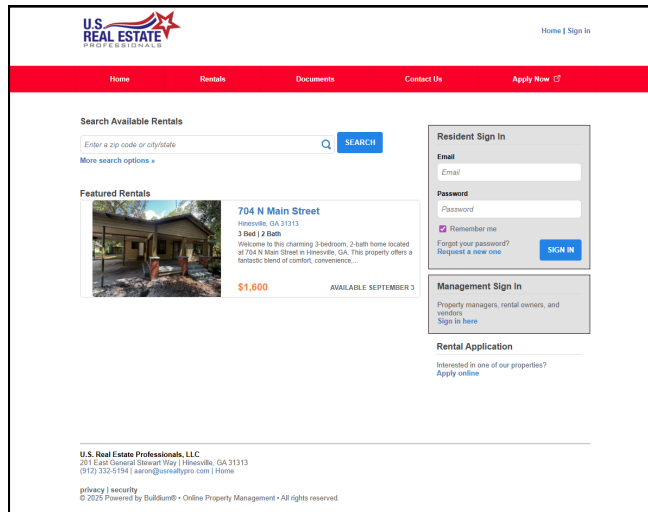
[VIEW COMMUNITY GUIDELINES](#)

Board of Directors  
hoaofsummerhill@gmail.com

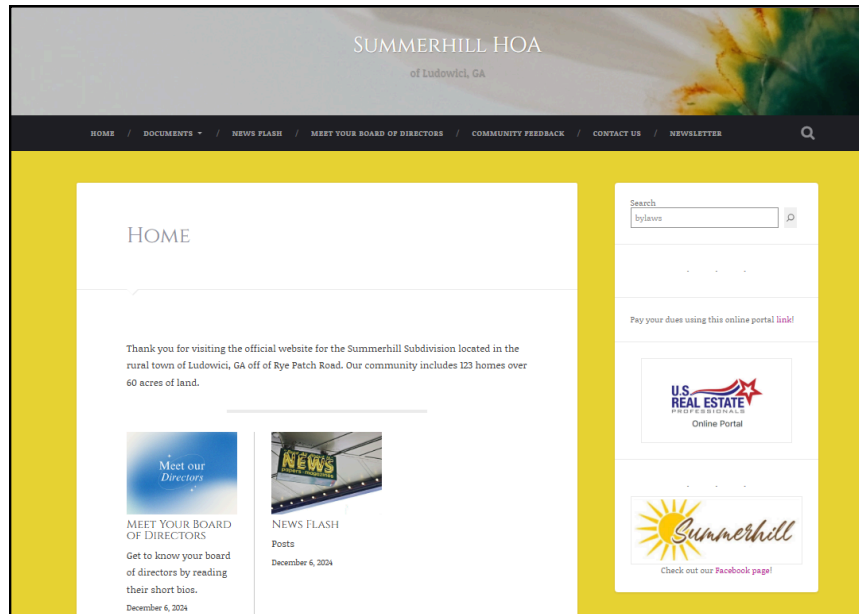
HOA Management Company  
912-373-7653  
HOA@usrealtypro.com

# Financial Highlights

- The HOA balance as of February 18, 2026, is \$67,907.80.
- Events budget increased to \$4500 to add more events during the year.
- HOA Management
  - Door fees increased to \$10 a door.
  - With an account balance over \$60k, the account will need to be bonded.
- 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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# Meeting Highlights

The annual HOA meeting convened on February 18, 2026.

The topics discussed include:

- CC&R Amendments
  - The following amendments are awaiting finalization from legal. These allowances are currently being enforced, but will not be formerly added to the governing documents until they are processed by our legal team.
    - Basketball goals – Can be used in a driveway as long as it does not obstruct traffic or place players in the street. It must be stored off the street when not in use.
    - Parking - Street parking is not permitted without prior approval. Overflow vehicles can be parked on a homeowner's front lawn and backyard.
    - Trash cans - Can be stored on the side of the house or in driveway by garage door.
    - Fence Color - Change to allow the following colors on fences: Neutral colors, colors that match house coloring, or board of director approved murals.
    - Fence type - Change to allow 6 ft tall vinyl fences.
    - Shed Restrictions - Remove size restrictions and loosen color restrictions to include neutral colors, colors that match house coloring, and other board of directors approved colors.
    - Above ground pool - Change language to “fence is recommended for safety”. In-ground pools must have fences.
    - Shutters/Doors - Shutter color does not have to match door color, but must be complimentary. Exterior door/shutter color must be considered neutral, muted, or earth toned. Acceptable colors can be found in the existing designs of the neighborhood.
- HOA Management will hire a new attorney to file amendments. Attorney fees will be billed upon completion.
- Complaints
  - Complaints must be sent to [hoaofsummerhill@gmail.com](mailto:hoaofsummerhill@gmail.com) or [hoa@usrealtypro.com](mailto:hoa@usrealtypro.com).
  - If it is a neighbor dispute and the complaint is a violation of the CC&Rs, the Board will request proof and may mediate complaint to find a resolution. If no resolution can be reached, the Board may forward the complaint to the HOA management office along with proof of violation. Track correspondence via email.
  - Dog Waste - An ongoing issue. The Board advises homeowners to acquire proof of violation and submit complaints via email.
- Board of Director Elections
  - 2026 is an election year.
  - Current Board members:
    - President – Pamela Leveque
    - Vice President – Brittany Hall
    - Secretary – Jessica Steverson
    - Asst Secretary – Anthony Papa
    - Treasurer – Jelisa Reed Gai
  - August - Submit nominations to the HOA management company, [hoa@usrealtypro.com](mailto:hoa@usrealtypro.com)
  - September - The HOA manager will hold elections.
  - 1 vote per household

To find the complete meeting minutes, log into [Buildium](#), click on Documents, and then click on the Meeting Minutes folder.

<https://usrep.managebuilding.com/Resident/portal/documents>