



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

ARC Forms

Financial
Highlights



Q: Why did the HOA management fee go up? Do our dues go up as well?

A: The HOA dues remain at \$30 a month, \$360 a year. The HOA Management team's charges went from \$8 a door to \$10 a door to account for operational costs and address the impact of the rising cost of living. Their fee is necessary to support the legal and inspection services they provide.

The HOA dues support costs in landscaping, administration, events, and a reserve fund for savings and future repairs for the community. The financials are available for review for all residents at the management office.

If you have any questions or concerns, email hoaofsummerhill@gmail.com and allow 3-5 calendar days for responses.

Hello neighbors!

Phew! It's HOT! With the heat at its highest, we encourage all residents to practice heat safety—stay hydrated, limit outdoor activity during peak hours, and keep an eye on vulnerable neighbors and pets.

We ask all homeowners to continue to keep up with the exterior maintenance of their homes to include pressure washing, landscaping, and flower bed upkeep. Your participation enhances community appearance, protects property values, and supports HOA compliance.

We're happy to share that an End-of-Summer Event is currently being planned! Details will be announced soon, and we hope you'll join us for a fun community gathering with food trucks and free school supplies at the end of July.

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 summer!

*SH Board of
Directors*

ANNOUNCEMENTS

Thank you in advance for your fireworks shows!

Please be safe and properly dispose of debris.

Happy 4th of July!!



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

Parking

Vehicles may be parked in the garage, carport, driveway, 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.

Property Maintenance

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

Please continue to maintain your homes by pressure washing the exterior, maintaining flower beds, 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 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 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.

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 lights, 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](#)

Board of Directors
hoaofsummerhill@gmail.com

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

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

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.

___ POOL	___ FENCE	___ PORCH/ ADDITION
Size:	Height:	Square Footage:
Composition:	Length/Width:	Roof Material and Pitch:
Exterior Lighting: Y/N	Material:	Knee Wall Material:
___ Sample Photos	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.

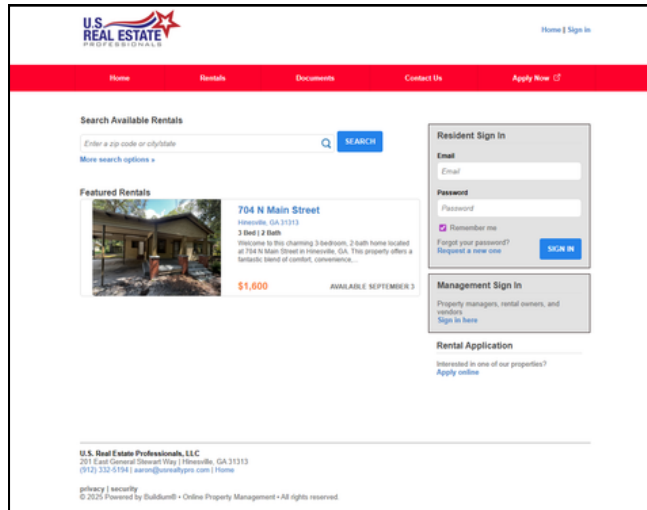
**Common projects that require
ARC forms in addition to the pool,
fence, and porch:**

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

Other, please describe:

Financial Highlights

- The HOA balance as of June 29, 2026, is \$64,993.10.
- Since the balance is over \$60k, the account is now secured in a bond. This bond covers the association and its members from theft, fraud, or dishonest acts committed by people who have access to the funds. It is an added layer of protection for the HOA funds.
- 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/>

