

News From the Summit Estates at Fischer Board of Directors  
January 18, 2023

Hello Neighbors. Welcome to 2023. I hope that this new year will be a happy, healthy, and prosperous year for you. As we head into the new year we want to tell you a little about where we've been and where we are going.

First, I'd like to introduce you to our newest board member, Kate Goff. Kate volunteered to serve as the Association's Secretary and Board member. She was appointed to replace Aaron Brown who served in this role and resigned April 4, 2022. We would like to thank Joan Conrad, who volunteered to take minutes for the Board and Association until we were able to recruit someone to replace Aaron.

By the time you read this, the new gate code will be the only working gate code available to most people entering our community. The Emergency Services code has not changed. Please advise anyone who visits you of the new code. This includes deliveries, service businesses, contractors, guests, and caregivers. You can probably add more to the list. We tried to reach out to delivery services to get them to inform their drivers of the new code. Unfortunately, none of the big companies, Amazon, Fed Ex, UPS, ... were able to accommodate our request to share this information with their drivers.

There will be traffic jams at the gate. The biggest problem will be people associated with builders. When you encounter someone who doesn't have the new code at the gate, please be deliberate about who you give the new code to. If you don't know the person or you're not confident about whether they have business in our community, don't give them the code. Ask them to pull over to the side and call their employer, or call SMTX at with the phone number posted on the gate or front bulletin board.

The pothole at the entrance to Let's Roll continues to grow. We entered into an agreement with Luke's Asphalt in Early December to do major repairs to this continual problem area. Unfortunately, we weren't first in line on their schedule and the weather has been problematic for this and their other projects. Hopefully this will be done this week, or next.

Since the Board's proposal for dues increases failed at our Emergency Annual Meeting, we have taken a step back to consider how to proceed with meeting the financial needs of our community. At their meeting on January 4, 2023 the Board decided to form a Select Committee to take a look at Summit Estates at Fischer's financial situation, roads and other risks, options to generate necessary revenues, and report their findings and recommendations to the Board. We are currently recruiting members for this Select Committee, developing a written charge and schedule for periodic reports, and we will be able to more fully explain this to you at our upcoming Regular Annual Meeting.

The Regular Annual Meeting for Summit Estates at Fischer is scheduled for February 5, 2023, at 3:00 PM. If you haven't received notice of this meeting by email, you will receive notice by US Mail this week. We have arranged to use the CRRC Recreation Center off of Lower Access Road in Canyon Lake. It will accommodate everyone from our community who chooses to attend. We are also working to find an adequate sound system to support this meeting.

By the way, if you are not receiving email notices about Summit Estates at Fischer from SMTX, please reach out to them and update your Member Information. You can email them at [smtx@smtxpm.com](mailto:smtx@smtxpm.com). You can call them at 512-667-6485. You can also use the form on our website found at this link <https://summitstatesatfischer.com/property-management/>.

Our community is growing Our community is growing. Below is a brief overview of what the Architectural Review Authority accomplished in 2022:

Implemented an online project and task management software system. This system allows the ARA team to collaborate on all requests to include new construction, property owner requests, deed restriction and builder requirements violations, etc. This system also allows us to create electronic files of all properties, thus doing away with paper files.

Permits were updated to include the following language: Builders are responsible for all employees, contractors and subcontractors to include staying within the posted 25mph speed limits and coming to a complete stop at all posted signs and intersections. These will be periodically monitored and strictly enforced and may affect the return of a Road Deposit(s). Builders are also responsible for all employees, contractors and subcontractors for the repair and/or replacement costs of any damages to stop signs, gates and/or other property within SEF.

Implemented the following changes to our Builder Requirements: Before any construction can begin, we require dumpsters and port-a-potties to be on site. We require copies of the builders General Liability Insurance Certificate before an approval is issued. We're in the process of implementing other changes as well, pending approval from legal.

The ARA approved 21 new construction builds and 71 property owner requests to include fencing, pools, decking, metal buildings, driveways, painting, carports, etc.

The ARA sent out 26 Deed Restriction/Builders Requirements Violations to include property maintenance violations, missing permit violations, working on Sunday violations, speeding and/or not stopping at posted signs, dogs loose in the streets, parking vehicles in grass (must be parked in driveway or garage), non-working vehicles on property (must be parked out of site), blocked culvert violations, removal of construction debris and more.

Please Join me in welcoming Lindsey Clark as our Social Committee Chair. Lindsey volunteered to serve in this role at our January 4 Board meeting. She's been busy, and is already planning a Community Easter Egg Hunt. Come to the Park at 1pm Saturday April 1<sup>st</sup> and join us for our ALL AGES Easter egg hunt! We'll have a hunt for those 0-2, 3-5, 6-12, a scavenger hunt from 13+ and even a pinata for the adults. There will be music, games and hot dogs. Please BYOB, chairs and snacks. Contact Lindsey at 727.479.9471 or [lindseyclark7412@gmail.com](mailto:lindseyclark7412@gmail.com) if you're interested in helping out because this event will definitely take some people power to happen.

Finally, on a more somber note, our community is terrorized by an employee of a fence contractor working in our neighborhood many times over the last several weeks. I first encountered this person on December 22. When I stopped to speak to him about running a stop sign as he passed me on Let's Roll he became very agitated and violent. I want to thank the homeowner where he was working for directing him to leave the property. Last week, this person was back and generated many, many complaints of speeding, running stop signs, passing cars dangerously, screaming at residents as he drives by, and who knows what else.

This man terrorizing our community drives a rusty reddish 1980's model Ford F150. He may or may not be punning a trailer or equipment. While I don't know his name, I know who he works for, Iverson Fencing. I called them multiple times last week, but only got a voicemail where I left multiple detailed messages. Iverson never called me back. But I did see the employee and the truck back in the

neighborhood last Thursday and Friday. He has slowed down and he came to a full stop at the stop sign by my house. If he resumes his dangerous actions please notify me immediately by FaceBook or through SMTX. We will seek to have Comal County Sheriff's Office remove him from our community and issue him with a Criminal Trespass warning.

Thanks, from the Board and the Community for your support and interest in Summit Estates at Fischer.

Sincerely;

Willy Conrad, President