

**News from the Summit Estates at Fischer Board of Directors
March 2, 2023**

Hello Neighbors, 2023 has started off like gangbusters. I hope everyone survived the ice storm with minimal damage. It seems that our oak trees and other hardwoods took a tremendous hit.

As we recover from the ice storm please keep your safety and the safety of our community in mind. Unfortunately, Comal County has ended their free disposal at their brush recycling facility before many of us were able to take advantage of that accommodation. Many of our members, me included, plan to pile and burn the tree debris accumulated from that event. If you plan to burn piles please do so safely, we've already had one escaped wildfire in the community from brush burning.

Here are a few tips to keep in mind:

- Avoid burning when high winds are expected. Gust above 15 mph to 20 mph can spell disaster.
- Avoid burning when relative humidity is expected to dip below 20%.
- Start with small piles and add to them as they burn down.
- Have a hose and spray nozzle run all the way out to and beyond your burn pile before you ignite.
- Have a rake with you while you burn. It's a very effective suppression tool in grass and small debris.
- Call and notify Canyon Lake Fire before ignition and after you're done. They will usually let you know if conditions are expected to be too extreme to burn on a given day. If they don't answer, leave a voicemail before and after you burn.
- Please don't burn if there is a burn ban in effect.

We held our Annual Meeting on February 5, 2023 at the CRRC Gym and Recreation Center. We had a good turnout with 37 members attending and 9 proxies were submitted.

First and foremost, we introduced two new members to the Summit Estates at Fischer Board of Directors. Kate Goff joins us as Secretary, and Lindsey Clark joins as an at-large member. Please welcome them to the Board and thank them for serving our community.

We had a very lively discussion about how we all feel about Summit Estates at Fischer. We opened the floor to members and asked them to respond to three questions:

- What do you value most about SEF?
- What would you improve about SEF?
- What challenges does SEF Face?

You can soon see members' comments paraphrased in the minutes from the Annual Meeting on our website.

During the meeting we also conducted a straw poll to ask members whether they would support various dues increases in the future; 38 members participated in this show of hands vote:

\$250 - 26 voted yes
\$325 - 22 voted Yes
\$400 - 17 voted yes

These results will be shared with our Select Committee on Finance. More about this committee in a minute.

Following our emergency annual meeting December 11, 2022, numerous members approached Board members and asked why we didn't separate the three dues and fee increases into separate votes. Many told us they would have supported the road fee increase had it been a stand-alone item. Because of that feedback, we placed the Road Fee Increase proposal on the Ballot at the Annual Meeting. We asked members whether we should increase the Road Fee for new home construction to a \$4,000 fee with a \$1,000 refundable road deposit, for a total application fee of \$5,000. The motion passed with 39 members voting Yes and 6 voting No. A total of 45 members voted. This new fee became effective February 15, 2023.

During the Annual Meeting, the Board announced that they have formed a Select Committee on Finance for Summit Estates at Fischer. This committee has been asked to evaluate the Association's financial condition, financial risks the Association might face, and alternatives to be considered to address the Association's financial condition. The goal is to complete this charge and recommend actions to the Board by late summer. The Board will then propose specific actions and seek member support to improve our Association's financial condition in order to maintain our infrastructure and property values. You can learn more about the select committee on our website under BOARD/SELECT COMMITTEE.

Lindsey Clark has also agreed to chair a Social Committee for our Association. Kellie Utterback is her co-chair and Pat Luevanos is a member. They have already begun work and are planning an Easter Egg hunt at the park April 1. They have many members of our community helping out.

Lindsey says, "All right y'all mark your calendars because coming to our neighborhood Saturday April 1st (no fools, but for real) will be an ALL AGES Easter egg hunt at the Park beginning at 1pm. All kids, grandkids and kid guests welcome!!

We'll have separate hunts for those aged 0-2, 3-5, & 6-12. 13+ will have a scavenger hunt. We'll even have a piñata for the adults!

There will be music, some food, and the Easter Bunny! Feel free to bring your own chairs, snacks, and beverages. The more the merrier! If you're a musician bring your instrument and maybe a jam session will happen, too!

1:00 -1:30 pm **Pictures with the Easter Bunny**

1:30 pm: **0-2 yr. old hunt**

1:45 pm: **3-5 yr. old hunt**

2:00 pm: **6-12 yr. old hunt**

2:15 pm: **13+ yr. old scavenger hunt**

2:45-3:15 pm: **Pics with the bunny**

3:00-5:00 pm: **Fun, games, food and music**

Please go to <https://www.signupgenius.com/.../20f0a48ada92fa3fc1...> to sign up to help out and donate for this amazing community event."

As I mentioned earlier, there has been extensive tree damage in our neighborhood. Thanks to Loy Moe and Bill Blasingame for trimming broken branches from trees and piling them. There was a crew in the park this week cutting up and chipping limbs and branches. The chips are piled near the trailhead and we plan to have a volunteer day later this spring to spread chips on the trail to help stabilize it. If you need some chips, you are welcome to use these, too. I'm sure we have many neighbors who have chipped tree debris they are willing to share, too. Any

firewood sized debris is cut and piled in the park near the telephone pole by the road. It's still fairly green today, but it will make nice firewood for next year. Please help yourself to any firewood in the pile.

We are starting to see brush, rocks, and other materials being placed in our road ditches and drainage easements. Please do not obstruct our rights of ways and easements. If you believe you need to work in or alter one of these community assets on your property please submit an application to the architectural committee for approval.

Finally, and disappointingly, we had sixty-three members who were delinquent on their dues as of February 22nd. Summit Estates at Fischer operates on a very thin margin. When members fail to pay their dues or are even late with payments, it compromises our ability to meet our obligations and responsibilities. Delinquencies also place an unfair burden on members who do pay their obligations to the Association in a timely manner.

We will be sending final notices out soon to anyone who is still delinquent. This is a statutory requirement before we can initiate any formal collection process. The board will be meeting soon to consider authorizing actions to collect delinquent obligations. Once that begins, the delinquent debt amount may also include any legal fees and expenses associated with the collection process. If you have already paid your dues, THANK YOU! If you have not, PLEASE PAY YOUR DUES!

Happy Texas Independence Day,

Willy Conrad, President