

News from the Summit Estates at Fischer Board of Directors
May 11, 2023

Hello Neighbors, I hope you are enjoying this glorious spring we are having. It has certainly been eventful. I want to begin by briefly addressing some controversy in our community. Yes, the Board of Directors has brought litigation against one of our members regarding violations of our deed restrictions. It wasn't our first choice. We did so only after nearly a year of trying to find a different solution. In the end, our deed restrictions only provide for one venue for resolution outside of voluntary compliance. Because we are in litigation, I cannot say more so please excuse my brief and uninformative response.

Recently, we have had two Board members resign. Kate Goff resigned as Secretary and Lindsey Clark resigned as at large member. We are very grateful to their service to our community, and we wish them and their families all the best. We are now searching for volunteers to fill those vacant positions. You can contact any board member or Michael Nolen, Our property manager to learn more or to volunteer.

Lindsey Clark continues to lead our social committee. She and her volunteer have held two tremendously successful events in Summit estates at Fischer this spring. First was the All-Ages Easter Egg Hunt held at the Community Park with over seventy folks attending. There were egg hunts, refreshments, and music. More than seventy friends and neighbors attended and enjoyed a wonderful day. Then, On May 5, Lindsey and many volunteers helps us share Cinco de Mayo with a Block Party. Again, we had food, fun, and friends well into the evening to meet and hare with our neighbors. Thanks to everyone who volunteers and works to bring our community together for the events. Planning has already begun for the Fourth of July Parade so get busy making your plans too.

Thanks to Brandi Sprouse Wickenheiser and her volunteers who built, installed, and stocked the Little Library at the Community Park. What a wonderful contribution to our community. Thanks again.

In March of this year the Board of Directors Organized a Select Finance Committee to take a serious look at the financial condition of our Association and make recommendations to the Board and to our members about what we should consider doing to ensure the long term financial sustainability of our organization. They were charged with three primary tasks:

- Evaluate our roads, drainage system, and other assets, their condition, maintenance and repair needs, and expected short term and long-term costs,
- Assess the Association's income, expenses, and its ability to meet its financial needs and risks,
- Evaluate funding and revenue alternatives available to the Association, and recommend whether or how the Board should use these to fund association operations.

As part of their deliberations the Select Finance Committee sent members a brief survey in March asking members to respond to fifteen questions about their opinions about Summit Estates at Fischer, its operations, and its value to them. We received 108 responses, or nearly 41% of our membership. Here is a summary of your responses:

Does the Summit Estates Vision/Mission Statement reflect your visions of what our community should be? Yes 86 No 20

Would you like to have an active POA (Property Owners Association) which addresses and enforces Deed restrictions and Builder requirements in my neighborhood (UNIT 1 / UNIT 2) Yes 78 No 29

I would like to have an active POA which promotes social and recreational events within my neighborhood. Yes 68 No 38

Would you like to eliminate the POA completely? Yes 22 No 84

Would you like to have periodic Block meetings to discuss issues within my immediate neighborhood?
Yes 53 No 53

I have a skill set which I believe would be useful to the neighborhood (and offer such if called upon). If yes please let the Board know at sefboard@summitstatesatfischer.com Yes 17 No 84

Are you concerned about the present and future condition of our roads in Summit Estates at Fischer? Yes 84 No 24

Are you concerned about the present and future condition of our culverts, drainage-ways, detention dams and bridges in Summit Estates at Fischer? Yes 72 No 36

Is having a gated community a priority of yours? Yes 68 No 39

Is improving the condition of the roads in Summit Estates a priority of yours? Yes 74 No 34

Is periodic police surveillance of our neighborhoods important to you? Yes 58 No 49

Are you amenable to having Comal County take over the maintenance of our roads, culverts, and bridges, even with an annual increase in our taxes and loss of our gate? Yes 41 No 67

Is information from the POA Board relayed in a timely and efficient manner? Yes 83 No 25

Do you feel the actions of the POA Board are transparent? Yes 67 No 39

Do you feel a commitment to your neighbor and your neighborhood in general? Yes 97 No 10

Thank you for sharing your thoughts with the Select Committee and the rest of us. The committee members are John Law, Rhonda Yanosky, Mike Harlin, and Bill Blassingame. They are almost finished with their report. The Board has asked them to work with the Block Coordinators (formerly Block Captains) to deliver this report to our members through small neighborhood meetings over the next couple of months. We will then likely conduct another survey before we call another membership meeting before we act on any of their recommendations.

The Board has filed a property tax appeal for the value of our roads, lot 500, with the Comal County Appraisal District. We believe that because our roads are dedicated as ingress and egress to member owned lots and can never be sold, that the \$33,000 appraised value is unreasonable. We have appealed that value. Stay tuned.

As of today, we still have thirty lots with unpaid dues of at least one year, with a total unpaid balance of \$4450.00. Two members are participating in payment plans and are actively paying down their delinquent balances. Since our deed restrictions only provide for litigation to cure violations we will be facing decisions about pursuing delinquent members in court in mid-June. PLEASE PAY YOUR DUES IF YOU HAVENT DONE SO ALREADY.