

Hello Neighbors,

Summer began with fairly mild weather, but it has heated up with a vengeance. I hope everyone is getting through this summer heat with minimal disruptions to their lives. Schools will be resuming classes very soon. Students from our community will be out and about as they head back to class. Please slow down and watch out for these young folks.

We have some good news. After more than a year of negotiations, Summit Estates at Fischer has entered into an agreement with Texas Water Company to change how they discharge the water they have been running down our ditch for so long. Texas Water Company will be installing a pipe that will carry this water beyond our gate and discharge it through a stable structure closer to Fischer Store Road. They will also be repairing and restoring the roadside ditch where they were previously discharging water for so long. Please join me in thanking Don Fonner who led this effort, as well as John Law, Steve Ferrell and many others who had a hand in getting this done. It's a big win for our Association.

We will be meeting Texas Water engineers and crews on-site soon for pre-construction planning. Please be prepared. Their construction work **WILL** affect our traffic flow and gate operations. During the pre-construction meetings we plan to work with them to develop a traffic plan to manage how we can more safely handle their construction process and our daily traffic flow. Please be patient and courteous as these men and women are working to improve our community.

As we work with Texas Water to initiate construction, I need help from someone in our community. The electrical lines that serve our gate operators and lighting around our entrance facilities are buried under that area where excavation for the pipe and road ditch repair will occur. Is there someone in our community that was involved in the installation of these electrical lines that can help us locate them so that we can avoid damaging them and injuring someone during this construction process? Please contact me through SMTX on the SEF website [Summit Estates at Fischer – The Summit Estates at Fischer Maintenance Corporation](#) if you can help us with this.

The Select Committee on Finance is winding down their community outreach process. They have four more meetings scheduled. Please sign up and attend one of these meetings so that you can not only learn what they have learned, but also, so you can share your thoughts and ideas with the Committee. Once they have gone through this process and have considered the feedback they have received from our Members they will make their recommendation to the Board.

The Board will be meeting soon to finalize their next steps. We will be seeking additional feedback from the community as well. To date there have been about a hundred individuals sign up to attend the outreach meetings. Many of these have been spouses from the same household. The Board will be considering how we can gather additional input from our membership through surveys, forums, or ????. Our goal is to complete the community process by our fall meeting and then ask our members to take action, either through a vote during a reconvened annual meeting, or perhaps a written ballot mailed to every member. The final action will all depend upon what recommendation(s) come out of this process. Stay tuned, things are moving fast, and we WILL keep you informed as we move forward.

During the last month we have completed a couple of infrastructure projects. We held a two day patch party July 7 and 8 to work on some of the potholes that continue to plague our roads. Please join me in thanking Nancy and Ray Carr, Kevin Poole, Les Gilley, Duane Wickenhauser, Daniel Maloney, Loy Moe, and Steve Ferrell who joined our crew. Also, Tyler Mason worked on the road in front of his home.

We also hired a crew led by Craig Clark to clean sediment out of the SEF owned drainage easements at three culvert sites adjacent to our roads on Stars and Stripes, Eagle, and Liberty Bell. This sediment removal will allow flows to and from these culverts to function more effectively and avoid completely clogging the culverts with sediment. With any luck we will have sufficient storm flow to remove sediment already accumulated in the culverts, without overtopping the roads. Thanks to Craig and his team for their quality work on this project.

Finally, it saddens me to report that we still have fifteen lot owners who have not paid their dues for 2023. During our annual meeting in February, members in attendance made it resoundingly clear that they expect the board to take action to collect delinquent dues. We have 250 lots who have paid, and 15 who have not. We will be meeting soon to initiate the remedies allowed in our deed restrictions to collect these delinquent dues.

Thank you for supporting Summit Estates at Fischer.

Willy Conrad, President