



Amart Summer Lake
C/o CAP LLC
PO Box 3460,
Portland, OR 97208



Welcoming 2024; A Note From HOA Board President Jason Rogers

As we embrace a new year, it is my pleasure to share with you some of the highlights from the Summerlake Homeowners Association Board's actions in 2023. The past year has been a period of reflection, evaluation, and progress as we continue our commitment to enhancing our community.

What You Can Look Forward To:

- Enhanced Community Aesthetics:** The updated entrance monument, with its LED lighting, drought-resistant plants and landscaping materials, not only contributes to a more visually appealing neighborhood but also aligns with our commitment to sustainability.
- Cost-Efficient Lighting:** The transition to LED lighting not only enhances aesthetics but also ensures cost efficiency in the long run. LED lights are known for their energy-saving benefits, contributing to a more sustainable and economically prudent community.
- Environmental Responsibility:** By introducing drought-resistant plants, we are taking a step toward responsible landscaping that conserves water and promotes environmental sustainability. This initiative reflects our commitment to a greener and more eco-conscious community.

Looking Ahead:

As we move forward into the new year, the Board remains dedicated to fostering a sense of community, embracing innovation, and enhancing the overall living experience for all residents. We are excited about the possibilities that lie ahead and are grateful for your ongoing support.

If you have any questions, suggestions, or would like to get involved in our community initiatives, please feel free to reach out. Together, let's continue to make our community a place we are proud to call home.

Wishing you a wonderful year ahead!



Welcome to the winter edition of *Summer Lake News*, your source of information right here in your own neighborhood!



Did You Know?

The board did a complete review of all contracts for the HOA

In 2023, the Board undertook a comprehensive review of all contracts associated with the Summer Lake Homeowners Association. This thorough examination aimed to ensure that our community receives the best services while also evaluating potential needs for new contractors. The goal is to enhance efficiency, transparency, and overall satisfaction for our residents. We are dedicated to fostering positive and productive partnerships that contribute to the well-being of our community and getting the best value for the money we are spending.

New Scholls Ferry Entrance Monument: Illuminating Our Welcome

One of the highlights of the past year was the unveiling of our new Scholls Ferry entrance monument. This monumental structure not only serves as a symbol of our community but also reflects our commitment to modernization and sustainability. The monument's lighting has been updated to energy-efficient LED technology, reducing our environmental impact while illuminating our entrance with a warm and welcoming glow. Additionally, we have introduced drought-resistant plants, aligning with our dedication to responsible landscaping practices and water conservation.

2024 ANNUAL MEETING NOTICE!

The Summer Lake Homeowners Annual Meeting will be held on Wednesday March 6, 2024 at 6 pm. We will conduct the meeting online once again this year. This year's annual meeting is a few weeks earlier than in years past, but needs to occur as noted, to comply with the start of our fiscal year and the budget cycle. The 4th amendment to the Bylaws governing the Summer Lake HOA state: "The annual membership meeting of the Association shall be held in March of each year. The Board may call special membership meetings at any time. All membership meetings shall be preceded by a written notice to the membership at least fifteen (15) days prior to the date set for such meeting, stating the time, place, and purpose for such meeting. A quorum for the membership meeting shall consist of ten percent (10%) of the members entitled to cast votes present in person or by proxy. Members may vote in person or by proxy at any meeting, and a majority of those present and voting may pass any motion presented at the meeting, including the approval of the annual budget."

The board will be working in 2024 to continue to align our annual meeting with our fiscal year budget cycle. This could involve a formal adjustment to the CC&R's. We did not make this change in 2023, but are continuing to discuss if it is something we should pursue in 2024.

We look forward to seeing each of you at this year's annual membership meeting on Wednesday March 6 at 6 pm.

Interested in being a part of the City of Tigard's climate change discussions?

Join Climate Ready Tigard!
Contact
judi.martin@tigard-or.gov
for more information

Have any suggestions for things you'd like to see in the Newsletter? Let us know!

Need information?
Email:
info@capartners.net
Call: 503.546.3400

Exterior Home Maintenance: Painting & Roofing

As we approach a new season, the Board wishes to emphasize the significance of exterior home maintenance, particularly in the areas of painting and roofing. Maintaining the exterior of our homes is crucial for the well-being of our community. A well-kept exterior not only enhances the curb appeal but also contributes to the overall value of our properties. To ensure longevity and the overall neighborhood aesthetic, we encourage all homeowners to:

- Regularly inspect home for signs of wear
- Plan for necessary repairs & address promptly
- Engage qualified professionals that meet HOA requirements

If you have any questions or need guidance on maintenance guidelines, please feel free to reach out to the Homeowners Association Board, Architectural Review Committee, or our management company CAP.

Let's Review the Importance of ARC Approvals!

It is a requirement for all homeowners to obtain approval from the Architectural Review Committee (ARC) before initiating any exterior home improvements or modifications. The ARC plays a vital role in ensuring that changes adhere to our community's architectural guidelines, maintaining the visual harmony of our neighborhood.

To submit an ARC project form for approval, please visit our official website. The form can be found under the appropriate section for your convenience.

Action Steps:

•**Submit ARC Project Form:** Ensure you submit the project form for approval before commencing any exterior home improvement projects.

•**Coordinate with ARC:** Work closely with the committee to address any questions/concerns related to your proposed improvements.

•**Compliance with Guidelines:** Familiarize yourself with the community's architectural guidelines to ensure that your improvements align with our shared vision for a well-maintained and cohesive neighborhood.

We appreciate your dedication to maintaining the beauty and integrity of our community. By collectively prioritizing exterior home maintenance, we can ensure that our neighborhood remains a place we are all proud to call home.

CONTACT US



www.summerlakehoa.org



summerlakehoa@gmail.com
Reach any HOA Board Member using this address but please limit attachments to 6MB



Summer Lake HOA
c/o Community Association Partners
PO Box 3460
Portland, OR 97208



BOARD OF DIRECTORS

President
Jason Rogers
Secretary
Nikki Burton
Treasurer
Patricia Krajeck

Webmaster
Monty Montgomery

Newsletter Editors
Nikki Burton
Rachel Costa

Members at Large
Kevin Banton
Sasha Brunton
Andy DeMars
Calin Dobrei
Rose Jungkind
Sharon Nuss

Arial photography courtesy of Summer Lake resident, Derek Storey