

# NEWS ON THE SUMMIT

## Hampden Summit Community Newsletter

### Notes from Aug 30 HOA Board Meeting

All Board members except Ken (prior commitment) were present at the 7:00 pm meeting

**Curt Fleck** - President - [fleck31@comcast.net](mailto:fleck31@comcast.net)

**Micheal Lehman** - Vice President - [gardensculpture@aol.com](mailto:gardensculpture@aol.com)

**Mike Anderson** - Treasurer - [mike@drdessert.com](mailto:mike@drdessert.com)

**Barry Enck** - Secretary - [barryenck@gmail.com](mailto:barryenck@gmail.com)

**Ken Mазzie** - Member - [kmazzie@ekmconkey.com](mailto:kmazzie@ekmconkey.com)

#### Meeting notes:

- Also attending the meeting was our EAM Community Mgr, **Amy Mason**. She will attend all future Board meetings in order to strengthen the collaboration between EAM and the HOA Board.
- Reviewed the 2017 Financials to date. The effort of the Board earlier this year to cease paying for lawn maintenance for areas not belonging to the HOA has yielded positive results. Barring any unforeseen expenses, we should end the year with a slight surplus versus last year when we ended the year in the red.
- In an effort to keep the Board better informed, EAM will begin publishing monthly reports to include list of contacts by residents, violation letters sent and new residents to the neighborhood.

(continued on page 2)

### The Survey Says.....

In July the HOA Board sent out a survey to our residents to gain knowledge of how you all feel about our community and how we can make it better. Of the approximately 90 surveys sent, 33 completed surveys were returned. Many thanks to those that participated as we received some great feedback!

The survey focused on 3 main areas: Why Hampden Summit, Community Events and Community Administration. The following is a summary of the survey results:

#### Why Hampden Summit

##### **What criteria influenced your decision to locate in Hampden Summit?**

- Location, Location, Location
- Quality of homes; custom home builds
- Defined community with HOA
- CV school district; Hampden Township

##### **What would you change in Hampden Summit?**

- Sidewalks and street lights
- Control speeding through the neighborhood
- A few property owners need to make better effort maintaining homes and/or landscaping
- More community events and capability to meet more neighbors
- Consistent enforcement of covenants

##### **Key Takeaways**

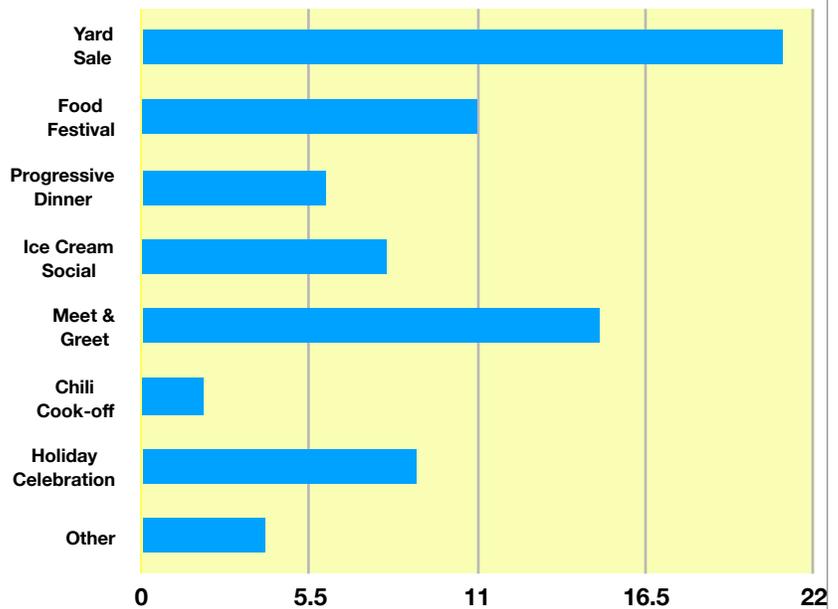
- Convenience of HS to major highways and shopping
- Not having sidewalks puts emphasis on speed control
- Broad support for covenant enforcement to protect property values

**(Board Meeting Notes continued)**

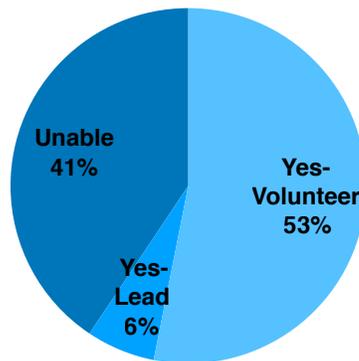
- The Board reviewed and discussed the initial Covenant Violation Aging Report from EAM. The Board decided that future habitual repeat violators will receive a personal visit/call from a Board member to resolve the issue before the monetary Fine process is initiated.
- The Board approved the re-instatement of the HOA Initiation Fee for home sales. The fee is paid by the buyer at settlement time and will mirror the annual assessment fee which is currently \$200.
- The Board was notified of a complaint regarding the branches on the entrance way center birch trees brushing the side of high profile vehicles such as school buses, delivery vans, garbage trucks, etc. Our current landscape vendor will provide a quote to get them trimmed.
- There have been several inquiries regarding why the model home still exists in the neighborhood. The Board has been informed that the developer is pursuing an exit strategy with timing most likely in the next 9-12 months.
- The initial Hampden Summit survey results were presented and discussed. See results and recommendations in this newsletter. Barry will contact the 10 residents that requested to be contacted.
- Hampden Township will once again be contacted regarding the status of installing speed limit sign(s) near the front entrance and possibly at several other locations in the development.

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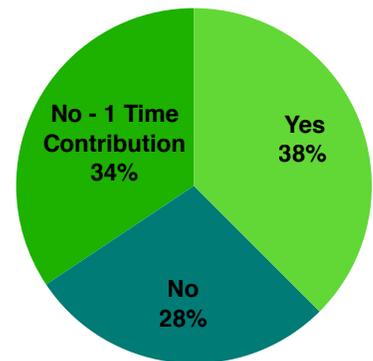
**Community Events**



**Would You Volunteer?**



**Add a Budget Line Item?**



**Key Takeaways**

- Overwhelming support for a Community Yard Sale
- Majority of the respondents indicated that any event costs should be borne by the event participants and should not be a budget line item and should not be an additional increase to the annual dues
- Willingness to volunteer number suggests that we should resurrect a committee(s) to plan and coordinate events

**(Board Meeting Notes continued)**

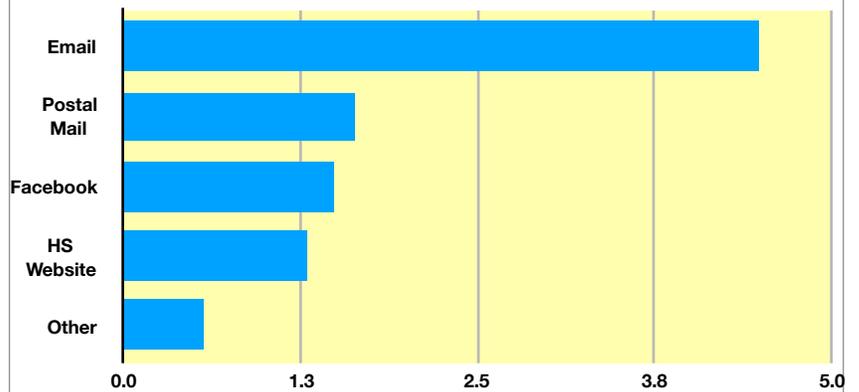
- Discussed the 2018 Budget and timeline for completion. Because the HOA should exit 2017 with a slight surplus, the Board decided to maintain the current \$200 Assessment Fee for 2018
- Started the planning for the Annual HOA Meeting. The target date is in early November with exact details to be published when they are firm.
- As part of the Annual Meeting, there will be an election to fill 2 Board positions whose terms expire this year. A couple potential candidates were identified through the survey process and official nomination forms will be mailed with Annual Meeting notice.
- Curt was informed that there may be construction activity starting this fall, weather permitting, at the 581/ Creekview Rd interchange for the signalization project. The original plan has it completing in 2018.
- Meeting was adjourned after 2 hours

**Kidz Korner!**

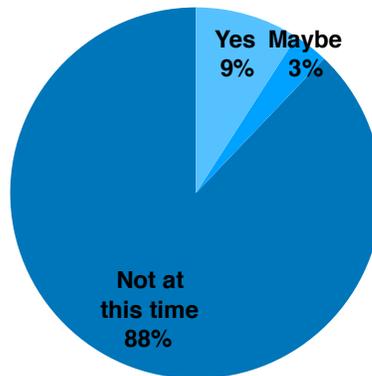
**Coming Soon!**

Calling on all budding **Junior Journalists** to contribute articles for this newsletter. Maybe you have an amazing talent to share, an interesting hobby, a special project, a fantastic pet or any topic that may be of interest to the residents of the community. If you do, please contact Barry Enck at [barryenck@gmail.com](mailto:barryenck@gmail.com) or (913) 488-3625.

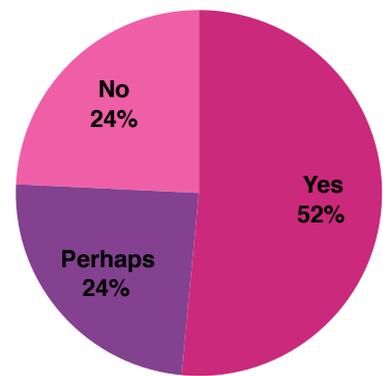
**Community Administration**



**Consider Board Member?**



**Need For a Directory?**



**Key Takeaways**

- Email was by far the preferred communications vehicle for these respondents
- The above results plus the overwhelming desire for most to have some sort of a Directory, we will need to put on a push to get email addresses from everyone
- Form a committee to determine suitable Directory format and gather the input needed to populate it
- These results suggest we will struggle to find future replacement Board members

## The Survey Says.....Now What?

### **Key Assumptions**

- The responses on 33 surveys received are representative of the opinions of the majority of Hampden Summit residents
- Any actions taken on the survey results will need to be expense neutral for the 2018 budget

### **Next Steps**

- Follow-up with the 10 respondents that requested it
- Reach out to those that indicated they would volunteer for the purpose of initiating an organization meeting for a 2018 community yard sale
- Assuming whatever Directory info is on file may be out of date and no longer useful, recruit volunteers to establish the appropriate format and data gathering needed to publish a new one including obtaining all resident email addresses needed for any future community-wide correspondence
- Pursue with Hampden Twp. the status of a speed limit sign(s) near the entrance and other possible locations in the development
- Michael Lehman volunteered to head up a volunteer group to pursue a community Meet & Greet event to be held on a date to be determined
- Continue to partner with EAM to ensure consistent application of the covenants through better monthly reporting

## News You Can Use

The **Hampden Summit Annual HOA Meeting** is being planned for the first full week of November. Exact meeting details with date, location and time will be forthcoming. We will review the 2018 budget and elect new Board members for the 2 expired positions. If you have any additional agenda items, please contact any Board member. We hope to have as many homeowners represented as possible!

The next Holiday that impacts trash pickup is Thanksgiving Thursday November 23rd. **That week put the trash out on Thursday evening November 23rd** for pickup on Friday morning November 24th.

School is back in session and school buses are once again regular visitors to our neighborhood. **Please watch out for our little ones** going to their bus stops and a reminder not to pass any stopped buses with red lights flashing!