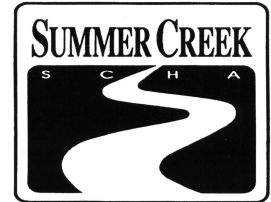


The Creek Bed News

The Newsletter of Summer Creek Homeowners' Association

Winter 2008

www.summercreek.org



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president@summercreek.org

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Hello Summer Creek Residents!

Our Summer Creek Homeowner's Association (SCHA) board would like to provide you with an update on various topics since fall elections occurred on October 9, namely:

- Residents serving on our board and appointed to key positions,
- Updates to various projects, and
- Summary of this board's first two meetings held on Oct. 22 and Nov 20.

I would like to introduce our SCHA board and other key positions that will serve the 320 families of our wonderful neighborhood:

Tony Stutts, President (newly elected)
Bo Cung, Vice President, Deeds and Weeds (incumbent):
Theresa Weddell, Vice President, Landscaping (incumbent)
Jerry Stein, Treasurer (newly elected)
Amanda Sanchez, Secretary (newly elected)
Sarah Cohen, Newsletter (incumbent)
Bob Delveaux, Web Site Manager (incumbent)
Position is Vacant, Social Chair

As you can see, your board consists of many new members. The enthusiasm seen at our first two meetings was tremendous. Your officers have a wealth of experience in this neighborhood and have held leadership positions in a vast array of civic and corporate organizations. As we move forward, I would like to extend my sincere thanks for the time and energy of the previous board members who served SCHA!

There are many on-going and planned events in Summer Creek in various stages of planning or conceptualizing. Some of the on-going events include:

- 1) Residents should be receiving their initial monthly natural gas well royalty checks.
- 2) Nearly one-third of our 185 brick constructed perimeter panels are rebuilt with anticipated need for reconstruction of approximately 10 panels every year for the foreseeable future.
- 3) Lovely Summer Creek signs now adorn most street intersection posts.
- 4) More than 30 trees beautify our Park with another set of up to 18 expected this year.
- 5) A Fort Worth City award of \$50K with another pledge of \$25K to add a Summer Creek-signature piece to our Park. The city has approved and hired an artist with an expected unveiling ceremony in the latter half of 2009.

Continued on page 2



Ladies' Annual Holiday Ornament Exchange

Summer Creek ladies are invited to the Annual Holiday Ornament Exchange on Thursday, December 11, at 7:00 pm. Beth Warner, 8045 Sunscape Lane, has again graciously agreed to host the event. Please bring a wrapped holiday ornament (\$10 maximum) and a dessert or appetizer.

President's letter continued from page 1

- 6) Newly added illumination of our first Summer Creek entrance sign and added walkway next to our planter at the corner of Summer Creek Drive and Columbus Trail.
- 7) Reinvigoration of plants to all six planter boxes.
- 8) Additional studies being undertaken to see the possibility of:
 - Adding illumination to the remaining five Summer Creek planters/entrances,
 - Enhancing C. P. Hadley Park by adding a sprinkler system within the confines of our portion of the park and looking how to increase stroller/wheel chair accessibility when more pathways are constructed.
- 9) Assisting our City Councilman Jungus Jordan with continued involvement in City Project Committees. Participation in these committees adds SCHA's voice during on-going planning sessions for the eventual rapid growth explosion of nearby streets, commercial construction and commuter rail all within just a few miles of our neighborhood.
- 10) And, during all this growth, trying to keep our neighborhood safe and with minimum added noise as possible.

Our neighborhood once again enjoyed a very successful and fun Halloween evening as measured by the number of smiles on the faces of our little goblins and their parents. Residents enjoyed over 500 SCHA-provided hot dogs and drinks. This was 100 more hot dogs than last year and we still ran out around 8PM! A special "Thanks" to Robert and Kimberly Burton and Chris and Leslie Sharp for cooking and serving the hot dogs! It is especially noteworthy to annually see how many neighborhood homes looked spooky. We look forward to see the upcoming holiday decorations and lights. The date for awarding prizes for holiday decorations will be announced soon.

Board members met on October 22 to introduce ourselves and begin to assemble a future planning guide to assess our budget needs for the upcoming year. The board finalized SCHA's budget for 2009 during its most recent monthly meeting on November 20. Please see a detailed budget spreadsheet later in this newsletter as prepared by our treasurer, Jerry Stein. Unfortunately, the board has decided in order to meet ever-growing costs to maintain Summer Creek's quality of appearance that it must regrettably raise our yearly homeowner's dues for 2009 as also explained later in this newsletter. Minutes from the board's October and meetings are available on SCHA's website.

There is another situation that your board is actively investigating that deals with our long-standing status of being a tax-free homeowners' association. As of now, the Texas State Comptroller's Office has permanently revoked our tax-free status. As such, our neighborhood would be reclassified as a commercial entity as our homeowners are receiving natural gas royalties. The implication of this recent development would mean that SCHA would owe Texas state taxes which are not planned for in our 2009 budget. With these recent developments, your board will be contacting our city councilman, Jungus Jordan, and the Fort Worth South League of Neighborhoods for their interpretation and suggested path forward. Please visit our website for latest updates as this situation evolves.

We have many activities in the next few months that are in various stages of planning. The board is committed to improving communication between the board and our membership. E-mail will be our preferred communication method since it is both economical and rapid. We will send e-mail alerts and provide further details on our SCHA's website: www.summercreek.org. We kindly request that you keep our block captains apprised of changes to e-mail addresses. In addition, we understand that paper copies of our newsletter and other important updates may be necessary for some residents. This newsletter will unfortunately be our last mass **paper** distribution as one can always find current and previous newsletters on our web site. By exception only, please inform your block captain if you wish to continue to receive a paper version of our newsletter as we are trying to minimize reproduction expenses.

Please feel free to contact any of your board members, or your block captain, if you have a suggestion, need an update or just want to chat.....we are all ears and are working to preserve the Summer Creek neighborhood that made all of us fall in love when we took our first glance at this wonderful neighborhood.....some of us up to 20 years ago!!

Thanks and Happy Holidays,

Tony Stutts

President, SCHA

*Want to read minutes from the annual meeting?
Want to keep abreast of neighborhood developments between newsletters?
Visit www.summercreek.org*

SCHA Annual Homeowner's Dues Will Increase to \$110 for January 2009

Fellow Residents,

The fiduciary duties of the SCHA board of directors include the responsibility to maintain, protect and enhance our perimeter landscape and brick wall; provide for committee functions; and provide administrative support and pay utilities. The board has prepared the 2009 budget for the association and determined that income under the present annual dues of \$100 will be insufficient to operate and maintain our neighborhood as in the past.

As a result, the board has decided to increase annual dues by \$10.00. Annual dues for Summer Creek residents will be \$110 for January 1, 2009. Our treasurer, Jerry Stein, prepared a detailed spreadsheet that is presented in this newsletter that shows expenses we anticipate occurring in 2009 based upon a four-year average.

Article IV, Section 4 (b), Declaration of Covenants, Conditions and Restrictions for Summer Creek Phase I, II, and III provide the board with authority to increase annual dues by no more than 10% a year. Regrettably, the board determined that this increase is needed as expenses to maintain SCHA have continued to escalate since our last dues' increase from \$75 to \$100 that occurred four years ago in 2005.

There are undoubtedly questions of why dues will be raised this year after SCHA received \$25K from meeting our natural gas signage with Tim Fleet one year ago. The board determined to use this money to help offset:

- Replacement of 20 brick panels (double the yearly average) at about \$1K per panel,
- Addition of illumination to our entrance sign and brick wall at the corner of Summer Creek Drive and Columbus Trail corner,
- Addition of a brick planter and walkway to the newly illuminated Summer Creek Drive and Columbus Trail corner, and
- Upgrade, replacement and adding planting soil and plants in our six entrance planters.

The board of directors remains fully committed to preserving and enhancing our wonderful neighborhood. We are confident that our residents recognize the importance of benefits that the community shares as a whole.

Should you have any questions, please feel free to contact me at 817-294-8095.

Sincerely,
Tony Stutts
President, SCHA

Landscape VP Report

The accent lights at the corner of Summer Creek and Columbus Trail have been installed, and it looks beautiful. If you haven't had an opportunity to approach the corner during nighttime hours, I hope you will take the time to notice the entrance the next time you are out. The lights really accent our most prominent corner.

We are hoping to hang holiday lights or some other seasonal decorations to complement the new lighting. If anyone has any strands of lights to donate or would like to volunteer to help hang lights or decorations, please feel free to contact me.

—Theresa Weddell, Landscape VP

YOUR NEIGHBORHOOD LAWN CARE COMPANY

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Special THANKS To

*Leslie and Chris Sharp,
Sunscape Lane South
and*

*Kimberly and Robert Burton,
Morning Lane*

*For volunteering to cook and serve hot dogs at the
Summer Creek Halloween Celebration*

Deed Restrictions V-P Report

I am repeating what I urged you to do in the last newsletter. Summer Creek has been in existence for almost 20 years and hence many of our homes in Phases I and II are graced with magnificent trees. However, those mature trees also block most of the sunlight needed by our lawn to thrive, and as a result, many of our yards have large and unattractive bare spots. If your yard is in this condition, please consider trimming your trees or planting shade-tolerant sod, or both. One of the Summer Creek HOA's Architectural Guidelines states, "...all lawns shall be sodded with grass, and shall be consistent with the lawns in the neighborhood." If you plan on trimming your trees, please read Bill Keller's article on our website (http://www.summercreek.org/helpful_information) about the proper ways to trim trees and to protect your and your neighbors' trees from potential insect damages.

Now that we have lighted the corner of Columbus Trail and Summer Creek Drive and landscaped the border on Summer Creek Drive attractively, we need to extend this attractiveness onto another main street in our subdivision—Wildflower Way. I would ask those who live along Wildflower Way to increase your effort in making Wildflower Way as presentable as possible. This can be done by regular mowing and edging your yards, trimming your trees and hedges, and planting some annual colors. A lot of people from outside our neighborhood traverse Wildflower Way, and your effort will directly affect the look of our entire neighborhood and the value of our homes.

Do you still have a metal or wooden mailbox? How about upgrading it to a brick mailbox? The company that has been replacing our neighborhood brick wall panels will construct brick mailboxes for you for approximately \$250-\$350 per box. Let me know if you're interested in converting yours. A couple of hundred bucks can really enhance your home appearance.

Happy holidays.

—Bo Cung, V-P Deeds and Weeds

Treasurer's Report

While the financial health of the organization is good, there are several issues that the board is still assessing. The association derives its income almost exclusively from annual dues, and we have an annual budget of approximately \$35,000. Our challenge is to maintain a balanced budget during a time when expenses have been high and the Fort Worth housing market is experiencing a modest downturn.

Before I go further, I want to thank all those who continue to pay their dues on time. This helps us tremendously by refilling our bank accounts and eliminating unnecessary phone calls and letters.

Let's review the situation. Over the last two years, several changes have occurred that must be addressed. First, our expenses have been above average and our financial reserves are very low. Sixteen sections of our perimeter brick fence required repair or replacement. The perimeter fence and its beautiful shrubs and flowers add to our individual property values and our sense of community. However, the original fence was poorly constructed, and one third of the sections have required replacement over the last 10 years. We expect to incur expenses of \$10,000 per year for these repairs during each of the next few years. Our association is small (320 homes) and the burden of repairing the fence will strain the budget.

I have been asked by several people about the gas lease money sent to the association. In late 2007, we received \$25,000 from Tim Fleet's firm for fulfilling our commitment to help secure gas drilling rights in the neighborhood. This money was in addition to royalty contracts with individual homeowners. Unfortunately, the \$32,000 spent on fence repairs more than off-set this one-time income bonanza.

The board has worked hard to develop a new budget. This will require us to cut expenses where we can. We also need to increase dues for the first time since 2005. An increase of at least \$10 per year is needed. This dues increase may have to rise higher once we complete our research on state and federal taxes.

Overall, this increase will allow the Association to keep a balanced budget and build a modest emergency fund. The new budget fully funds our yearly social activities, our directory, web-site and traditional functions. We will be relying on more volunteer time for landscape maintenance in the spring. We hope you can help.

Once again, I want to thank everyone for their volunteer hours and for paying their dues on time. Our mutual efforts have helped keep Summer Creek a beautiful place to live.

—Jerry Stein, Treasurer

**Summer Creek Home Owner's Association
Budget 3.1 / January - December 2009 (Modified 11-30-2008)**

Asset Maintenance	\$ 12,290
Fence	\$ 10,000
Sprinkler	\$ 2,000
Electrical	\$ 290
Landscaping	\$ 10,600
Annual Flowers	\$ 1,500
Fertilizer and Herbicides (non-contract)	\$ 100
Landscape / Grass Cutting Contract	\$ 9,000
Committees / Major Functions	\$ 2,170
Social	\$ 400
Directory	\$ 700
Flyers	\$ 45
Newsletter	\$ 350
Volunteer Appreciation	\$ 100
Annual Meeting	\$ 475
Garage Sale Expenses	\$ 100
Administration	\$ 1,710
Web Hosting	\$ 350
Office and Clerical Supplies	\$ 375
PO Box	\$ 60
Postage and Stationery	\$ 100
Legal	\$ 400
Bank Fees	\$ 25
Fees / Taxes (Gov't)	\$ 400
Insurance	\$ 650
Utilities	\$ 3,875
Electricity	\$ 375
Water	\$ 3,500
Other Charges	\$ 400
Emergency Funds	\$3,000
TOTAL EXPENDITURES	\$ 34,695
TOTAL INCOME	\$ 35,755*
Dues (@\$110 per home)	\$34,980
Other Income	\$ 775



Stay Safe As You Enjoy Summer Creek!

Summer Creek is a wonderful neighborhood in which to walk or ride bikes. With the onset of early nightfall, many residents are forced to get their exercise after dark. Although we are blessed with streetlights, the neighborhood does have its share of dark spots between lights.

Additionally, when school is in session, we have many children walking or riding bikes to and from school. In short, whether one is a walker, runner, bike rider, or driver, we should all keep the following tips in mind:

- Walkers or runners, use the left side of the road, facing traffic.
- Bike riders (of all ages) should ride on the right side of the road with automobile traffic.
- When walking in darkness, wear light or reflective clothing.
- If possible, carry a flashlight with you when walking in the dark. Turn the light on, directing the beam to the pavement in front of you, as cars approach.
- Pedestrians and cyclists, watch for cars. You may see them long before they see you, day or night.
- Drivers, watch for pedestrians and cyclists.
- Everyone, approach intersections cautiously. Many children biking to and from school from other neighborhoods as well as our own, ride straight through stop signs.
- Pedestrians and cyclists (kids included), make eye contact with drivers at intersections. This assures you that they see you, and they may even wave you on through the intersection.

The key to safety is awareness. Exercising caution, whether one is a walker, runner, cyclist or driver, can assure that we never have a tragic accident in the neighborhood. Keep Summer Creek safe!

Know Your Block Captains!

Thanks to the following volunteers who tirelessly distribute newsletters, etc. to their neighbors:

- Dewdrop & Daystar** *Brian & Elizabeth Jack*
- Starry Court** *Glenda Jordan*
- Summer Ct & Dusty Way** *Barbara Wheeler*
- Dusty Way (8000-8029) & Leafy Trail** *Michele Baker*
- Morning Lane (7900-7937)** *Debbie Emerson*
- Morning Lane (7940-7969)** *Esther Mulqueen*
- Morning Lane (8000-8029)** *Mary Lou Fay*
- Golden Lane (5124-5212)** *Debora Brown*
- Golden Lane (5050-5121)** *Brenda Cook*
- Misty Trail** *Sandra Gautier*
- Sunscape Lane** *Sharon Wheelless*
- Wildflower Way** *Marilyn Perry*
- Gulfwind Lane, Gulfwind Court** *Donna Parker*
- Sunscape South (5039-5055)** *Jean Godfrey*
- Sunscape South (5101-5212)** *William Stokes*
- Raindance Trail and Court** *Dian Cykowski*
- Sundale Court** *Judy Smith*
- Sunscape Court** *Michelle Meador*
- Sun Meadows Court** *June Kirkland*



Panfil Receives All-Conference Honors

Summer Creek resident Matt Panfil, a defensive end for the TCU Horned Frog football team, has been named to the Second-Team All-Mountain West Conference. The honor recognizes Panfil as one of the top eight defensive linemen in the MWC.

Panfil, son of Doug and Diane Panfil of Dewdrop Lane, graduates from TCU this month with a degree in management/marketing. He will play his final college game in a bowl game later this month.



ALLOWAY'S
NURSERY

Need Lawn or Gardening Tips?

Summer Creek is proud to have Calloway's Nursery as a neighborhood sponsor.

For monthly gardening tips throughout the year as well as a downloadable coupon, visit www.summercreek.org and click on *sponsors*.



City Announces Holiday Garbage Pick-Up Schedule

Thanksgiving, Christmas and New Year's Day are the only holidays on which garbage, recycling and brush are not picked up curbside.

Residents who regularly receive trash pick-up on Thursdays and Fridays will have adjusted garbage schedules this year during Christmas and New Year's weeks. Customers with regularly scheduled Thursday pick-up will have service on Friday, December 26 and Friday, January 2. Residents who have regularly scheduled Friday service will instead have garbage service on Saturday, December 27 and Saturday, January 3.

Residents are reminded that they are allowed up to two extra 40 lb. bags of garbage on pick-up days the week of Christmas and New Year's. Undecorated, non-artificial wreaths and trees may be placed curbside for pickup on regular trash day between December 26 and January 30.

Questions? Please go to www.fortworthgov.org or call 817-392-EASY (3279).