

Summit View Home Owners Community Update

March/April 2006

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Your Neighbor's Concerns...

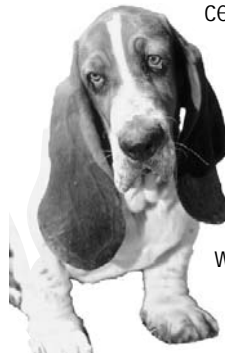
This is a great neighborhood to take walks in at night. However, on more than two occasions my wife and I had to cut our walks short due to the wild approach of someone's dog. Dogs are great for home protection and other family activities, but when a barking dog approaches an unaware walker, it is very unnerving and frightening. Please make sure your dog is well secured in its own area, or tethered securely in your yard.

For all fellow residents of Summit View: Please refrain from leaving your dog's waste on neighborhood lawns, sidewalks, driveways, alleys and streets. I am a dog owner and lover, HOWEVER, I don't appreciate driving over dog waste left in the alley where my tires can track it into my garage. I do not think anyone enjoys stepping in it. Our community is exactly that, a community, and we all need to be responsible for our pets. It is simple to clean up after your pet: all you have to do it tie

a bag to your dogs' leash (there IS a leash law), use it to clean up any waste, then place it in an appropriate receptacle. This makes for happier residents and a more beautiful community!! Thanks!

Note from the Board:

The Open Space Committee will be looking into installing bag dispensers in the common open space areas and the



central park in the very near future. Residents will be asked to fill the dispensers with their extra grocery bags. We ask for your cooperation with this issue, as we have received many complaints from other residents.

which takes some additional time. If you are interested in volunteering your time and energy, please submit a letter (250 words or less) to Phil Bratty or any of our current board members, telling us about yourself and sharing your view on our neighborhood. We ask that anyone interested please have your letter in by March 15th.

Help Wanted

If you are interested in representing your fellow neighbors and being involved in your HOA? We are in need of a couple of people to join our board until we can elect new members at the next annual meeting. We currently meet about once a month and have several committees that board members help with,

Our Website

Our web site (summitviewfrederick.net) has been designed and is accessible for basic information and links to other community web sites. It is not complete yet, so please be patient with us. The resident who is helping us with this project is volunteering his time and working it in around his business.

If you have any constructive suggestions please contact a board member or email us at summitviewfrederick@gmail.com.

Dues are Past Due!

Don't forget the deadline for paying homeowners dues is NOW - March 1st. We appreciate those of you who have already paid. The amount of \$40 per family per year is minimal compared with subdivisions around us. With dues paid by every homeowner, we will be able to complete the projects we have started: entrance signs, the central park, the open space areas, and more.

Community Watch Meeting

When: March 21st - 7:00

Where: Legacy Elementary

The Frederick Police Department will meet with Summit View residents to establish a Neighborhood Watch program. Please attend so you can hear first-hand what local law enforcement recommends to keep your property and our neighborhood safe. We need a few people to be on this committee - contact us if you are interested.

Weld County Planning Update

Weld County is currently conducting an in depth study regarding the impacts of growth and development in the rapidly urbanizing portion of Southwest Weld County along the I-25 corridor. In 1997, the County adopted the Mixed Use Development (MUD) plan for a portion of this area; the area being recognized by the County as needing complex, unique development standards. Since the MUD was adopted, rapid growth in this area has continued in this area. In response, the County has decided to examine a larger study area for potential expansion and enhancement of the current MUD boundary. Although MUD standards apply only to the unincorporated County, there impacts surrounding municipalities. Several municipalities are included in this study area including: Frederick, Firestone, Longmont and Mead. The County held one public open house in February and plans to hold two more in the coming months.

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Think Spring!

Many of us will be thinking about painting our homes this year and some of us will actually take on that project. FYI: The Sherwin Williams store in Longmont was the store that supplied many of the colors used in the first phase of Summit View. Also, some of you may have read the article in the Denver Post last year that pointed out the worst colors to use in our mile high and high UVA level state are blues and yellows. As a reminder, please review your color choices with the board's architectural committee before starting your project (page 6, Article 4, Section 4.4 of our covenants).

If there is one topic that many of us on the board hear about from our neighbors, it is the condition of yards and lack of landscaping in our neighborhood. Our covenants clearly state that each homeowner will install rear and side yard landscaping within six (6) months of their home purchase. For those still trying to

decide on what landscaping designs they would like to use or if the funding is not in the budget quite yet to put in that "House & Garden" yard, then a simple approach is a few yards of topsoil and some grass seed. So if you're one of those not quite done yet...please start thinking about finishing up your yard this spring.

Gardening Tips

During the colder winter months, most of us don't think too much about spending time outdoors, working in our yards. However, on those exceptionally beautiful early spring days, there are several things we can do in our yards. Contributors of Sunset magazine offer some suggestions for what to do in your yard during this time:



■ Transplant cool-season crops (broccoli, cabbage, kale, lettuce, snap and snow peas, spinach) about four weeks before the average date of the last frost.

■ Water trees deeply on a day when the temperature is above 40°. To really irrigate trees, the soil should be moistened to a depth of 12 about inches.

■ Tend to clematis by cutting back the plant when the first green buds appear. All dead and damaged vines should be removed. The stems should also be cut back, just above healthy buds.

■ Roses should be pruned when the buds begin to swell. All winter-killed branches should be cut to the green wood, just above an outward facing bud.

MSDI - Medical Systems of Denver

Many of our Summit View residents attended the Town of Frederick Board meeting last week to get more information on this autoclave facility, which is being planned for construction on Johnson Drive and Road 18 - just across from the new Raspberry Hill subdivision and a block away from Legacy Elementary. This facility will use autoclaves to eliminate infectious hazards and pathological wastes from materials gathered from local hospitals and clinics. This is an issue you all

need to be aware of, learn the facts about their business and how it will affect our community and property values. The agenda item for MSDI to present to the Town Board and community was tabled and because of the number of people who attended the meeting to show concern, the company agreed to hold 3 separate public meetings. They will post notices of their meetings in the local newspapers and at the Town Hall. Be watching for this opportunity to learn the facts.

Weld County Planning Update

CONTINUED...

Residents of Weld County are encouraged to participate in this important County planning activity. The next meeting will most likely be held sometime in April; please check the Weld County Planning Department's website at <http://www.co.weld.co.us/departments/planning/> for meeting dates and additional information (look under the SW Weld I-25 Study heading).

Social Committee

Thanks to those of you who came forward to form this committee. There are a lot of great ideas and activities planned for you throughout the year, the first ones being:

Easter Egg Hunt - Saturday, April 8 - Set this Saturday aside so you and your children can participate in the egg hunt in the park. Flyers will be distributed to your door as April approaches.

Play Group - If you are interested in a day time play group for your children ages 2-5 call Missy at 303-774-9171.

Men's Poker Night - Soliciting all men who enjoy playing poker. This group will meet once a month, with the dates selected by the group. Call Duane at 774-9171.

Around Town

April 4 - Local election. Requests for absentee ballots can be picked up at the Town Clerk's office or call Ann Arens at 303-485-5294 to pick one up. The main issue on the ballot is for Ballot Issue 2A: Road improvements to WCR13. Candidates for the Board of Trustees will be announced at a later date and included in the actual absentee ballot they send after you apply for it.

May 13 - Town clean up day. Take your rubbish to the Town's maintenance building on CR16 just west of Road 13 and they will dispose of it - Take advantage of their annual offer! If it rains, this date will be on May 20th.

May 20 - Fishing Derby at Milavec Lake

Board Members

Ann Arens	5121 Mt. Arapaho Circle 303-485-5294
Phil Bratty	5213 Mt. Arapaho Circle 303-678-1013
Erin Fosdick	5138 Mt. Buchanan 720-652-6303
Eric Wright	5266 Mt. Arapaho Circle 720-227-9254

Contact any board member with questions, concerns or ideas you may have.
HOA mailing address:
P O Box 337, Frederick 80530

Information Wanted

If you would like to advertise a service you would like to offer the community you'd like to share, please contact Ann Arens for inclusion in our next update. Phone: 303-485-5294 or email: annarens0330@hotmail.com