



HOMEOWNERS ASSOCIATION INFORMATION

Things Unseen—An HOA that Works for You

Summer Place is managed by a very active HOA Board of full-time and part-time residents, teamed with an innovative property manager, a dedicated maintenance team, and a network of vendors that we like to call partners working together to make Summer Place the most beautiful complex at the lake. If you haven't seen Summer Place lately, we welcome your visit. Come give us a look.

We have enviable and well-managed HOA Fees. A single quarterly assessment includes the unit fee, dock(s) fee, garage(s) fee, Association insurance premium, water, sewer, trash pick-up, DirecTV, internet, all parking lot and grounds maintenance, landscaping, pool, clubhouse, and pickleball court usage.

Our finances and reserves are strong, managed in separate operating and reserve funds. We aggressively manage operating costs so that we can move funds into our future reserves. The HOA Board also funds capital projects so homeowners can realize the immediate benefit of their ongoing contributions. We have a comprehensive reserve plan to help ensure project funding for a 30-year outlook. We implement proactive management and maintenance programs to mitigate risk due to water or other causes. This has contributed to an insurance profile with a 3+ year claim-free history that is reflected in a best-in-class policy with a low premium.

The HOA Board has a stated goal to never levy a special assessment. While we can't foresee a future "catastrophe" that may force this type of assessment, we regularly plan 5 years out for our proactive and predictive maintenance to ensure we won't be surprised by an event that would cause such an assessment. There has never been a special assessment at Summer Place to date.

Summer Place Water and Sewer are provided as a service. We do not own or maintain our own systems. Summer Place has partnered with locally owned and operated service companies who are responsible for making sure our systems are up-to-date with technology and in compliance with all environmental regulations. These services also protect us from any special assessment that may otherwise occur due to changing regulations or massive system failure. Those responsibilities (and costs) belong to our service providers.