



A Newsletter for Owners and Tenants
of the Summer House Community

FALL 2012

www.mysummerhousedream.com

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SUMMER HOUSE HOA UPDATES

Summer House in Old Ponte Vedra Condominium Assoc. Inc.
Board of Directors updates from working meeting held on
July 16, 2012. (taken from approved minutes)

Board of Directors

Ron Cook, President
Jeannie Borger, Vice Pres.
Kim Lee Watson,
Treasurer/Secretary

Advisors:

Donna Woods
Phyllis Gallagher

Seawalk and Ocean Place bridge -

BOD Cook gave an update to the Board of Advisors with regard to his ongoing discussions with Seawalk Homeowners Association and their responsibility to Summer House. BOD Cook also read a letter received from attorney Dale Westling dated June 28, 2012, stating his research and opinion on Seawalk's responsibility, monetary and otherwise, for the repairs of the easement.

BOD Cook informed that he was invited to attend a Seawalk Board meeting on Monday July 23rd and at that time he was going to present findings and opinions to the Seawalk Board of Directors.

The matter of obstructing Seawalk's access to the easement was discussed but will be researched further before proceeding.

Three proposals were presented to the Board for repairs to the Ocean Place bridge which are currently being considered. Samples of pavers will be available at the next Board meeting to help assist the Board with their decision.

NE Drainage -

The Board of Directors discussed the final phase for the NE Drainage issue on Beachside. The proposal being considered was presented to the Board by Hullihan Territory. The Board is satisfied with the scope of the work and will ratify their decision at the next Board of Director's meeting.

Management Office

904-285-4200
Monday - Friday, 9 to 5
Resident Services:
Monday - Thursday, 9 to 5
Friday - Sunday, 11a to 10 p



SUMMER HOUSE website

Please visit your community website:

www.mysummerhousedream.com

The website is a great resource for owners and residents. The website will provide you with forms, payment options, emergency guidelines, notices and more.

The website also allows you to submit your concerns and/or work order requests online. Your online request goes directly to the Property Management office.

Parking in Summer House

Condominium Communities across the country have much in common. One topic that almost always becomes an issue is resident and guest parking. This is a friendly reminder that we all need to cooperate when it comes to sharing our parking resources and the best way to do that is to observe the parking rules for Summer House Condominiums. All vehicles owned by residents must have an appropriately placed parking decal. Visitors to the property must display a vehicle guest pass. Please visit the Summer House website where you can find a complete copy of the Parking Rules and Regulations in the Owners Resources section.

Board of Directors updates, continued:

Commercial Vehicles -

The Board addressed the matter of commercial vehicles on Summer House property. Property Manager Lucy Acevedo reviewed and Attorney Westling confirmed that as it reads in the Summer House Documents - Section XVI: Use and Occupancy Restrictions paragraph L Parking - it is clear that ANY commercial vehicle on the property, even if a commercial tag is not present, is in violation of the Summer House governing documents and can be towed immediately.

Merrill Lynch Accounts -

BOD Borger suggested consolidating the Working Capital fund into the Deferred Maintenance category of the replacement reserves and the converter funds into the plumbing category of the replacement reserve. The Converter Reserves Account, (exclusively for plumbing) would be closed and the money transferred into the appropriate category of the Replacement Reserve Account, however, the Working Capital Account would remain as is. This would help minimize the charge per account to the Association. The Board will discuss the matter further and make a final decision at the next Board meeting.

Foreclosures and evictions -

The BOD has approved Attorney Westling to begin the foreclosure proceedings on six (6) of the exceedingly delinquent Units. The foreclosure process takes approximately 4 to 6 months. Upon foreclosure of the Units, the Association would have the ability to lease the units and recover the assessment fees that were not paid by the Unit Owner.

The BOD also approved beginning the eviction proceedings on two (2) units that are delinquent on their assessments and are currently being leased by the owners. The tenants were sent Rental Demand letters, demanding rental payments be made directly to the Association, however, these demands were ignored. The Eviction process is underway and a hearing was set for Wednesday, July 25th, 2012 at the St Johns County Courthouse.

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Maintenance Briefs

The Board of Directors has awarded a new roofing contract to Bohemia Roofing Company. Work will begin this September to re-roof buildings 1 through 16 - Beachside.

A schedule to powerwash all buildings has been established. Golfside buildings are scheduled first, followed by buildings on Beachside. This project is already underway.

COMING TO THE BEACH THIS FALL !!



JACKSONVILLE SEA & SKY SPECTACULAR

Join the City of Jacksonville Beach as the skies and waterways of the First Coast become the backdrop of the most exciting air acts and military demonstrations in the world featuring a dynamic over-the-ocean sky show highlighted by the world famous United States Navy Blue Angels along with other military and civilian flight teams, live entertainment, a street festival featuring a display of aircraft and military vehicles, simulators, kids' area and autograph sessions.

Saturday, October 20th & Sunday, October 21st

Jax Beach Oceanfront

between 1st. Ave. North and 6th Ave. North

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Confused about Owner and Association Responsibilities ?

As an owner of a unit in the Summer House Community you are a member of the Association. The Association is a non-profit corporation formed for the purpose of owning, operating and maintaining the common property and enforcing covenants, conditions and restrictions of the Community. An elected Board of Directors, made up of homeowners, are responsible for the Association. The Condominium Association through its Board of Directors hires a Management Company to assist with the administration and maintenance functions of the Association.

The Declaration of Condominium of the Association contains the covenants and restrictions that govern the rights and priveleges of each owner and tenant, how units and the property will be maintained and how the Association shall function.

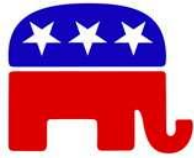
Below is a list to help you better understand what owners are responsible for vs. what the Association is responsible for.

<u>AREAS OF RESPONSIBILITY</u>	<u>CONDO ASSOC.</u>	<u>OWNER</u>
Alarm system/Monitoring of individual unit		X
Appliances/HVAC system/Water heater		X
Exterior doors, Sliding doors, Locks		X
Interior of Unit - Painting/Texture/Wallpaper		X
Mailbox lock/keys		X
Screens/Windows/Window cleaning		X
Screen enclosures		X
Chimneys inside of unit/cleaning		X
Porchlights - Beachside		X
Exterior doors - Cleaning		X
Exterior door painting - during scheduled community project	X	
Exterior lights/Security lights	X	
Exterior building painting	X	
Entrance gates	X	
Gutters/downspouts	X	
Irrigation system	X	
Landscaping maintenance/turf treatments	X	
Parking lots	X	
Pest control - exterior	X	
Pools/Clubhouse/Fitness room	X	
Roof - maintenance	X	
Roof - replacement	X	
Walkways/light fixtures	X	

Please review this list and periodically inspect the items that are Owner responsibilities to have needed maintenance completed by hiring a service company. All interior items including utility lines that provide service to a specific Unit, plumbing, electrical systems, and heating and A/C are the responsibility of the Unit Owner. Should you have any questions regarding this or any matter relavent to the common areas please call the Management Office at (904) 285-4200

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ELECTION DAY



TUESDAY, NOVEMBER 6TH.

AREA VOTING LOCATIONS

<u>PRECINCT</u>	<u>POLING PLACE</u>	<u>ADDRESS</u>
111	Sawmill Lakes Community Center	225 N. Mill View Way, Ponte Vedra Beach
112	St. Francis of the Field Church	805 Palm Valley Rd, Ponte Vedra Beach
401	Ponte Vedra Branch Library	101 Library Blvd, Ponte Vedra Beach
402	Our Lady Star of the Sea Church	545 A1A N, Ponte Vedra Beach
403	Christ the Redeemer Church	190 S. Roscoe Blvd, Ponte Vedra Beach
404	Christ Episcopal Church	400 San Juan Dr, Ponte Vedra Beach
405	Ponte Vedra Presbyterian Church	4510 Palm Valley Rd, Ponte Vedra Beach
501	Ponte Vedra Community Center	1050 A1A N, Ponte Vedra Beach

2012 FOOTBALL SCHEDULES

<u>JACKSONVILLE JAGUARS</u>	<u>FLORIDA GATORS</u>	<u>FLORIDA STATE SEMINOLES</u>
9/9 1pm at Minnesota	9/1 vs. BOWLING GREEN	9/1 vs. MURRAY STATE
9/16 1pm vs. HOUSTON	9/8 at Texas A&M	9/8 vs. SAVANNAH STATE
9/23 1pm at Indianapolis	9/15 at Tennessee	9/15 vs. WAKE FOREST
9/30 4pm vs. CINCINNATI	9/22 vs. KENTUCKY	9/22 vs. CLEMSOM
10/7 4pm vs. CHICAGO	9/29 open	9/29 at South Florida
10/14 BYE	10/6 vs. LSU	10/6 at NC State
10/21 4:15pm at Oakland	10/13 at Vanderbilt	10/13 vs. BOSTON COLLEGE
10/28 1pm at Green Bay	10/20 vs. South Carolina	10/20 at Miami
11/4 1pm vs. DETROIT	10/27 vs. Georgia	10/27 vs. DUKE
11/8 8:20pm vs. INDIANAPOLIS	11/3 vs. MISSOURI	11/3 open
11/18 1pm at Houston	11/10 vs. UL LAFAYETTE	11/8 at Virginia Tech
11/25 1pm vs. TENNESSEE	11/17 vs. JACKSONVILLE ST.	11/17 at Maryland
12/2 1pm at Buffalo	11/24 at Florida State	11/24 vs. Florida
12/9 1pm vs. NY JETS		
12/16 1pm at Miami		
12/23 1pm vs. NEW ENGLAND		
12/30 1pm at Tennessee		

