

in this issue >>>

New Flagpole

Condo Owners' Insurances

Car Decals

Financial Report

Pet Policies



Spring/Summer Edition

(205) 556-0371

Summit COA Newsletter

featured location >>>

The University of Alabama Arboretum

The arboretum is located about 1 mile east of the Summit and is open from 8am until sunset every day. With miles of hiking/running trails and a dog park, the arboretum is truly one of Tuscaloosa's hidden gems.

Next time you're in town or have a bit of free time on your hands, take the drive down Veterans Memorial Pkwy. and check it out!

For more information, go to
<http://arboretum.ua.edu/>



New Flagpole Addition

Flying high on the Summit



Each year Veterans Memorial Parkway is lined with American flags in honor of Memorial Day and Veterans Day. We are proud to say that here at the Summit, we are displaying our national and collegiate pride with both American and University of Alabama flags proudly waving from a 20-foot flagpole on the grounds next to the

clubhouse. The flags and flagpole, which are visible from the parkway, were donated by Bernard Harwood, the current community manager. In his own words, Mr. Harwood felt that "we needed to join the other

properties along Veterans Memorial Parkway that already had American flags displayed" and that "the space

"We needed to join the other properties along Veterans Memorial Parkway that already had American flags displayed."

on top of the retaining wall was the perfect place to situate the flagpole as it is the first thing you see when you head down the hill toward our condominium community." Shown in the picture above, which were taken over Memorial Day weekend, the flagpole was erected in April, and the flags have been flying high as a symbol of the Summit Condominiums' patriotism and school spirit ever since.

Condominium Owners' Insurance

When it comes to condominium insurance, every condo community needs a "master" policy, purchased by the condo association. This policy in turn provides

coverage for general liability and shared property or property owned by the association. The Summit Condominiums currently has a master policy as required to cover these shared risks or "common areas." Individual unit owners will also want a separate policy to cover their personal property.



As a condo unit owner, you will most likely want to have a homeowners policy for your personal property and personal liability. This condo-specific homeowners insurance policy is called an HO6, and every condo unit

owner should purchase this coverage. Personal property is defined as anything in your unit that has been added since the time of purchase such as furniture, bugs, clothing, and any betterments, features, and improvements that you have made to your unit. In the event of damage, the master condo



association policy is designed to return the condo building to its original condition when it was first built. The unit owner's HO6 policy is designed to do the same for the individual unit owner and ensures that the unit will be returned to the condition it was in at the time that the loss occurred. This is a very basic explanation of the coverage that is needed when working with condo associations and condo unit owners. Should you have any specific questions, they should be directed to your insurance professional.

Written by Tim Donahue, CIC
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Landscaping and Grounds Update

Upcoming Tuscaloosa Events

Every Friday in June: Live at the Plaza, Government Plaza at 6pm

July 4th: Celebration on the River, Tuscaloosa Amphitheater at 5:30pm

July 10th-19th: *Fiddler on the Roof* by Theatre Tuscaloosa, Shelton State at 2pm or 7:30pm, depending on day

July 16th: Rod Stewart, Tuscaloosa Amphitheater at 7:30pm

August 20th: Alabama Shakes, Tuscaloosa Amphitheater at 8pm

August 29th: Bacon and Brewfest, Tuscaloosa Amphitheater at 2:30pm

We are paying extra attention to our grounds this summer. As you can see from the pictures at left, Tuscaloosa's April showers did indeed bring us beautiful May flowers. Recently, we employed the services of a new landscaping and lawn care company ProCare Turf Management. They have already begun fertilizing the grass and applying weed killer where needed around the complex. Additionally, we have formed a landscaping and grounds committee, as well as a building and architecture committee. The landscaping committee will advise the

board of directors on improvements that can be made to the grounds of the complex. Some hands-on effort will also be required in keeping up the grounds, including the pool area and flower beds. The building and architecture committee will help inspect and maintain overall infrastructure of the complex and will be asked to make recommendations to the board of directors on related matters. We highly encourage you to join a committee as this is a great way to meet your neighbors and be of service to your community!

Clubhouse Amenities

Here at the Summit Condominiums, we are proud to offer a fully equipped clubhouse to meet many of your everyday needs. Our office is open Monday through Friday from 9AM to 5PM. During these hours, we are pleased to provide faxing and copying services to our residents and owners at no cost. We also want to remind owners that you can reserve our clubhouse to host special events. In order to reserve the clubhouse, we require a \$50 cleaning fee and a \$75 damage deposit. We hold the damage deposit check and return it to you once the clubhouse has been cleaned. That being said, as we are currently in the middle of summer,



our pool facilities are in use on a daily basis. Pat Seward, our groundskeeper, and Hunter Threadgill, one of our residents, work with Mr. Harwood to make sure that the pool area is kept in good condition. A charcoal grilling station is available for use by the pool, and we are in the process of acquiring brand new pool furniture as well. Finally, inside the clubhouse, we have a personal gym complete with free weights, three cardio machines, and Nautilus equipment. Don't pass up an opportunity to take advantage of these amenities! Pictures of our clubhouse can be seen below.



Helpful Information:

- We have gate remotes available in the office for \$20.
- The gate code to the visitor's gate on 23rd Avenue is #5555.
- To get into the gate at the pool area, press the "2" and "3" buttons simultaneously. Then, press the "1" button, and turn the knob.



Car Decals

Starting in August, all residents must register their vehicles with the main office. Once a resident registers their vehicle, they will be given a decal to go on the interior driver's side of their front windshield. In past years, the Summit has been one of the only residential complexes in Tuscaloosa that has not had a designated car decal. In approving the implementation of car decals, the board had several goals in mind. First, the decals will help us identify the owner of a vehicle in the case that a minor fender bender occurs on the property. Additionally, the decals will help us enforce the Summit's parking regulations as the owners of vehicles that are in violation of these rules will receive parking infractions. Furthermore, we will be able to discriminate between vehicles owned by residents and those owned by visitors, improving the overall security of the complex. Although we will issue a notice to all residents asking them to comply with this measure, we ask that if you have tenants in your unit(s), you notify them of this change and request that they come to the office to pick up their decals. If you are an owner/resident, please come to the office at your earliest convenience to do the same. A proof of the decal can be seen above.

Comcast Cable

Comcast Contract: A portion of your dues each month goes toward the Summit's bulk Comcast Cable contract. This package provides over 90 channels—a \$65 value—and costs each owner approximately \$35 per month. Comcast requires a five-year agreement for bulk packages. As such, the Summit's Comcast contract will expire in December of 2018. Given that this contract requires the Summit to pay over \$42,000 to Comcast each year, a figure that represents the most expensive item in our budget, the board does not plan to renew the contract at the end of the term.

Comcast Service Setup: Each new Summit resident must go to the Comcast office to pick up the equipment necessary to receive service. If you need any help with this process, we have a one-page document in the main office that details the steps necessary to get signed up with Comcast.

board of directors >>>

We would like to thank our COA board of directors for their dedication to ensuring that the Summit consistently maintains its designation as one of the top condominium complexes in Tuscaloosa. The board of directors is comprised of the following individuals:

Philip Fikes, President

bf4ua13@yahoo.com

Phillip Bush

pdb461@aol.com

Ronnie Golden

piperns2@aol.com

Cathy Lunsford

cathy@billlunsford.com

Mary Nelson

minelson16@aol.com

owners' meeting

The board of directors has set the date of the annual owners' meeting as Saturday, August 29, 2015. You will receive an official notice regarding this meeting later in the summer. We hope that you will make plans to attend this important meeting.

Financial Report

The income statement information below for 2014 includes the management fee that was due but not paid in that year. The Summit's previous manager deferred receiving compensation during the 2014 year until a later date.

Total Revenue from Dues and Other Income: \$206,473.00
Expenses: \$218,202.00
2014 Loss: - \$11,729.00

From the Income Statement for the First Quarter of 2015 (January - March):

Total Revenue from Dues and Other Income: \$59,166.89
Expenses: \$59,665.27
First Quarter Loss: -\$498.38

As stated in the May 19th owners' letter, the board of directors met May 7th to address the budget shortfall. The board voted unanimously to approve a 10% dues increase in order to bring the budget out of deficit. The board also voted unanimously to implement a \$200 assessment in order to address overdue maintenance and repair issues. Through renegotiating with and changing vendors, the Summit has realized savings in 10 budget categories for the 2015 budget. The board of directors and management will continue to examine each and every expense item in the budget to see where savings can be achieved.

Pet Policies

The Summit has always been a pet-friendly condominium complex. We understand that for many of our residents, pets are considered family. That being said, there are some pet rules that must be followed to make the Summit a pleasant community for all of our residents and owners.

- No exotic pets are permitted.
- Aggressive dog breeds including, but not limited to, Dobermans, Pit Bulls, and Rottweilers are restricted.
- Pets should weigh 40 lbs. or less.
- All pets should be registered in the office and should have a pet ID tag.
- Owners who do not register their pet(s) will be subject to a fine of up to \$200 per month until the pet(s) is/are registered. Permanent removal of the pet(s) may be considered if the owner refuses to register the pet(s).
- Renters are subject to a fine of up to \$200 per month for not registering their pets.
- Renters are generally required to pay a pet deposit as set forth in their lease.
- Pets must be kept on a leash while on the property.
- Pet waste should be picked up and disposed of immediately.
- Failure to dispose of pet waste may result in a \$50 fine per incident.
- Pet owners whose pet(s) cause a noise disturbance within the community are subject to a fine of up to \$10 per day.

Thank you for abiding by these rules and for informing your tenants of our pet policies. We appreciate your cooperation in this matter.



coming soon >>>

Fall/Winter Issue

In the fall, we will be sending out another issue of our newsletter. This issue will contain up-to-date info on the Summit Condominiums and will detail some of Tuscaloosa's most exciting seasonal events!

Declaration of Condominium Facts

Cables/Wiring: According to Section 20.b.iv of the Declaration of Condominium for the Summit Condominium Owners Association, all cables and wires for the exclusive use of a unit are the responsibility of the unit owner.

Outstanding Dues: According to Section 11.02 of the Declaration of Condominium, all assessments not paid within 10 days of the due date will result in a \$15 penalty and interest that accrues at a rate of 10% per annum after the due date until paid. At the most recent board of directors meeting, the board instructed management to make sure that we enforce this policy. Dues are essential to funding the operations of the complex, so we encourage you to stay up-to-date on your payments.

the SUMMIT
CONDOMINIUMS

2301 Veterans Memorial Pkwy
Tuscaloosa, AL 35401

