

Inside the Grove

SUMMER'S GROVE HOA
QUARTERLY
NEWSLETTER

*Where it's always a little
more summer*

April 2026



A Neighborly Note from the Directors

As we welcome the arrival of spring, we hope this season of renewal brings fresh energy to our community. Whether you're organizing your home for spring cleaning or gathering documents for tax season, it's a natural moment to take stock and plan ahead. In that same spirit, your Board remains committed to transparency, stewardship, and maintaining the quality of life we all value.

In this issue, you'll find an overview of how Association funds are being allocated, offering insight into the services, maintenance, and improvements that support our neighborhood. We believe that clear communication about financial decisions helps build trust and ensures everyone stays informed about how dues are put to work.

As the weather improves and outdoor projects begin, we also want to remind residents about our Architectural

Review Board (ARB) guidelines and upcoming inspection cycle. These standards are in place to preserve the appearance and integrity of our community, and we appreciate your cooperation in keeping properties well maintained and compliant.

We would also like to extend a 🌞 big thanks 🌞 to Board member Carrie Willmon for her work in designing a new community logo (seen above) and Board member Kevin Spillane for identifying, ordering, and replacing faded or worn signage throughout the neighborhood.

Thank you for your continued care for our community. As the days grow longer and the weather turns warmer, we hope you find time to enjoy the beauty of the season and take pride in all that makes our neighborhood a great place to call home.

In this newsletter
you can expect:

Money Matters

ARB Awareness

Recycling
Reminder

Pool Passes

*Your SG
Board*

SEEING GREEN



Tax season is upon us, and just like many of you are taking a fresh look at your personal finances, we thought it was the perfect time to do the same for the community's books.

Our HOA's finances are designed to be predictable, transparent, and focused on long-term stability, and 2025 financials reflect that approach.

How we collect funds

The primary source of income is homeowner dues, supplemented by interest on our reserve investments, fees, and occasional miscellaneous items such as clubhouse rental. Total income for 2025 was \$336,757 – about \$14,158 over budget – further strengthened by recovery of prior bad debt.

How we disburse funds

Operating expenses cover management, insurance, utilities, landscaping, snow removal, and day-to-day services that keep Summer's Grove running smoothly. In 2025, total expenses and reserve contributions were \$311,217, or \$11,383 under budget. Key contracts stayed on track, and careful oversight helped control variable costs.

Building and protecting reserves

The Association contributed the full \$25,000 to reserves, which fund major projects such as paving and pool repairs. Even after completing over \$119,000 in projects, reserve balances remained strong at \$555,948 at year-end. Significant capital projects, such as tree removal and replacement, are already anticipated over the next few years, making it important to continue building and maintaining these funds so we do not rely on special assessments when large items come due.

Year-end financial position

The operating fund finished 2025 with a surplus of \$25,541, reinforcing that assessments were adequately funding the services and commitments we planned.

What this means for homeowners

Overall, the Association remains financially sound, with consistent collections, disciplined spending, and steady reserve funding. As we plan ahead, the Board will also continue evaluating whether any recurring or seasonal maintenance needs are evolving in scope or frequency. If so, future budgets and dues may be adjusted to ensure those ongoing needs are addressed proactively while preserving the community's long-term condition and avoiding unexpected costs, and ensure Summer's Grove remains a well-maintained, financially sound place to live.

Curb Appeal Corner

The next formal ARB inspections will be here before you know it. We encourage all residents to take a few moments to walk around their property and address any visible maintenance issues ahead of time. A quick self-check—such as looking for items like mold, peeling paint, loose trim, roof or siding concerns, removing or discarding debris or unused landscape materials, and maintaining general upkeep—can go a long way in keeping our community looking its best and helping you avoid formal notices.

After last year's inspections, the Board issued violations to 50 homes, and 14 of those progressed to hearings due to lack of response. Owners who did not attend their scheduled hearings were subject to fines. These numbers do not include additional off-cycle reported violations.

Our goal is to maintain the quality and appearance of our neighborhood. Taking proactive steps now can help you avoid unnecessary stress later and contribute to the overall pride of our community.

Looking to do some home refreshing with the new season? Need to get things in order before ARB inspections?

Check out the [Resident-Recommended Vendor List*](#) for potential projects (posted in the resident-run Facebook group).

If you have additional recommendations, please send them to Julia Ganzi at: julia.ganzi@gmail.com. The goal is to update the list on a quarterly basis. Future lists will be shared to Facebook.

**The HOA, Board, and management are not affiliated with or responsible for the work of any of the contractors.*



Residents are encouraged to review the updated ARB Guidelines. If you have questions regarding compliance or whether approval is required for a specific change, please contact the property management company or the HOA Board.

Friendly Reminders

 Trash and recycling must be placed in designated bins, which may be set out the evening before collection, & must be returned the same day after pickup, and kept out of public view on non-service days (except for homes with single-car garages).

 In the spirit of Earth Day (April 22), learn how to make a positive impact right here at home by recycling correctly. Check out our waste management company's [Recycling FAQs](#).



Access Granted

This year, pool passes will be issued as durable PVC cards. These cards will serve as your official entry pass and must be presented for access to the pool area. Each lot will receive 5 passes. Every person entering the pool area must have a pass.

There will be no advanced forms to mail in or electronic sign-ups. Pool passes will be distributed by the Board at the clubhouse sometime in late April or early May. Residents must pick up passes in-person. You will receive an email notification as to the available pick-up dates and times.

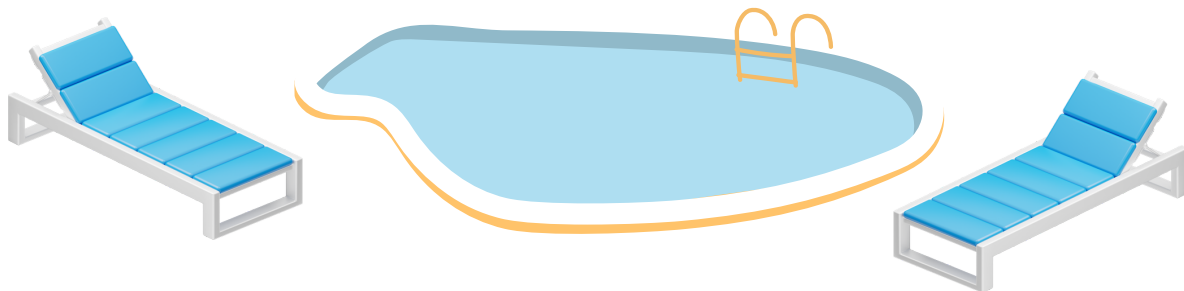
During pickup, residents should be prepared for a quick verification process. Passes will only be issued once the following are confirmed:

- ID check
- HOA dues are current & lot is otherwise in good standing
- Leases (if applicable) are valid and on file
- Indemnity waiver is signed

This step ensures compliance with community policies and helps maintain a safe and enjoyable environment for everyone.

We appreciate your cooperation as we implement this new system and look forward to a fun and relaxing pool season ahead!

*Please keep the passes for future years. Replacement cards are \$5 each.



Mark Your Calendars

Tuesday, April 28, 7pm - Board Monthly Meeting

Monday, May 25 -  Memorial Day

Tuesday, May 26, 7pm - Board Monthly Meeting

Tuesday, June 23, 7pm - Board Monthly Meeting

STAY CONNECTED



Have Ideas or Feedback?

We'd love to hear from you!

Submit suggestions or questions via email to the Board at summersgrovehoa@gmail.com.

{Better yet, attend a monthly meeting!}



Don't Miss Out

Visit [Summers Grove HOA Portal](#) for documents, forms, and resources.

Join the Facebook Group [Summers Grove Home Owners Association & Community Discussion Group](#) (*run by residents*).



Local Spotlight: Stay up to date with Alexandria news at: [The Zebra](#)



Contact Information

HOA Board Email: summersgrovehoa@gmail.com

Management Company: FirstService Residential
Resident Support Services (RSS): [Submit A Request](#)
24/7 Customer Care: 800-870-0010

Emergencies must always be reported by phone for quickest response.

FSR Digital Assistant HODA - text "Hey HODA" to 1-866-377-0779 to get started.

Thank you for reading!