

**SUMMER TREES HOMEOWNERS' ASSOCIATION,
INC**

Summertrees West d/b/a

(Phase I, II, IIA, IIB)

A 55 and Older Community

stwhoapo@gmail.com

Welcome to the Summer Trees West Community!

Summer Trees West is a beautiful, tranquil place to live. As well as being conveniently situated a short distance from shopping and bus service, we are surrounded by local wildlife: Gopher turtles (an endangered species), deer, armadillo, various birds, squirrels, and more. Bike paths and walking trails wind through the neighborhood and along Cypress Pond to enjoy the beauty and serenity. Several amenities are part of your membership in the Summer Trees community that we hope you will use and enjoy.

STW, a 55 and over community located between South Williamson Boulevard and Taylor Road, is bordered by a designated tree reserve. Five streets: Summer Trees Road, Cypress Pond Road, Magnolia Loop, Hilltop Circle, and Hickory Lane curve through the tall pines and stately oaks.

Association Member: As a homeowner in Summer Trees, you also become an “Association Member.” The booklet in the welcome packet, “Summer Trees West, Jan 2022,” is a more straightforward read of the legally recorded documents referred to as C&R’s and By-laws. Be sure you receive and read the STW Covenants and Restrictions Articles of Incorporation for additional information regarding your rights and obligations as a homeowner or renter in the community.

The Amenities for associate members, their guests (and renters) include:

- a community pool with restrooms, no key deposit is required (Welcome will provide)
- a shuffleboard court.
- a compound to house the trailers, boats, RV’s (contact the compound chair)
- a beautiful walking and bike path

Rent or Lease.

It is the owners’ responsibility to rent or lease their unit and advise tenants that they are welcome to use STW amenities and adhere to HOA rules as described in the C&R and by-laws:

- One resident must be 55 years old.
- No one under 18 years old may reside in STW.
- No short-term rentals are allowed. Only long term 12 month or more.
- Owners are required to complete the “Notification of Lease/Change of Resident” form to record tenant information in the STW database.

Summer Trees West (STW) HOA Board: Owners volunteer to serve on a seven-member Board to oversee the amenities, i.e., common grounds, pool area, walking/bike paths, Cypress Pond, and the general exterior of homes. An election of candidates is held annually.

Self-managed Company.

Summer Trees West HOA board oversees the grounds' on-site operations, grass cutting, tree management, pool, and walking path maintenance. STW does NOT have a property management company. Contact HOA Board members at stwhoapo@gmail.com, or STW HOA, 48 Cypress Pond Road, Port Orange, FL 32128.

Atlantic Community Management and Accounting, Inc. (ACMAC) is the agent and vendor, for bookkeeping, records management, resident roster, applications, and financial reporting. You will be receiving information regarding your monthly dues from them.

The Website: www.atlanticcommunitymanagement.com/ contains a link to our documents and meeting-minutes. Click on the Summer Trees photo. Atlantic Community Management and Accounting, Inc. is NOT your management company.

Homeowner's Association (HOA)

- Meetings are on the 2nd Thursday each month, 6:00 p.m.
- All association members may attend.
- The HOA dues provide for the "Bulk Internet and cable service.
- Dues pay maintenance of the compound, lawn care of the common area, and community pool. In addition, the operations cost of utilities, administrative, legal, and operation expenses.

Election of HOA Officers

Annually, STW will have the Annual Owners Meeting to elect new board officers. Any homeowner may run for a Board position if the monthly assessment fee is up to date and without legal restrictions, i.e., an injunction.

- The Town Crier will announce the number of openings in an upcoming election.
- An election committee team will organize volunteers.
- The team will verify the proxy count to acquire a quorum.
- The team will count and manage proxies received at the annual meeting.
- The Election Chair will turn counted proxies over to the Board Secretary.

Spectrum Community Solutions provide **BULK** "Bronze" cable, Tier 1, and 1mps internet, modem, router, and free Wi-Fi. When contacting Spectrum, explain you are in the Summer Trees West HOA, Unit 1 and 2. POC: 833-697-7328, website: <http://spectrum.com/>
Services beyond the bulk described above are yours, out of pocket.

Utility Services the City of Port Orange provides water, sewer, and trash collection.

Water: Payable to the City of Port Orange for water: POC: 386-506-5720.

Sewer Services: If there is a backup (Quadruplex, duplex, triplex), contact City Utilities first 386-506-5500. They will determine if the blockage is on the city side (common ground) or the home-owners side. **Call the City First, even weekends, POC: 386-756-5380.**

Florida Power and Light (FPL) is the electric provider, POC: 800-375-5501, web:www.fpl.com/. Pay deposit via phone.

Trash pickup days are Tuesday and Friday mornings. Trash may be put out the evening before scheduled pickup, be aware, the raccoons may go through it. Please do not put your trash out on the weekends before the scheduled pickup. Wednesday is for yard debris pickup. The owner should bag the Leaves for pickup, and tree limbs cut into 3-foot lengths.

VOTRAN GOLD BUS SERVICE: Port Orange & Volusia County have provided disabled residents with bus transportation. Votran's Gold Service is available to persons who, because of physical or mental disability or age, are unable to transport themselves and cannot use fixed-route bus service. A one-way fare is \$3.00 for Gold service; have exact change when boarding. **Votran's drivers do not carry cash.** A certified personal care attendant assisting the passenger will not be charged. You will need to complete their form and submit information from your doctor to be eligible. Call customer service # (386-756-7496) for more details. Many residents use this service. Votran also provides transportation to most urban and rural areas of the county.

Pest Control: Owners are responsible for their pest control:

- The pest control vendor's information and contact numbers need to be attached to the owner's HVAC unit inside the house.
- The vendor should perform a periodic termite inspection.
- The HOA board requests proof of the annual termite bond renewal and proof of homeowners insurance. Please send to the STW HOA, 48 Cypress Pond Road, Port Orange, FL 32128.
- Multi-units using the same vendor have better termite protection.

Town Crier

The Town Crier (TC), published throughout the year, is available to the owners. The HOA and associate members utilize this communication to keep informed or up to date with residents. The TC is distributed periodically in the information boxes next to the USPS mailboxes. Upon request, the TC will be emailed.

The Ladies Club meets on the first Tuesday every month, a second Tuesday Luncheon at selected restaurants. The Ladies Club includes monthly luncheons, a Christmas and Holiday Party and get-togethers. For the STW community. We are always pleased to bring new members of the community who share a common interest. All meetings are on Tuesdays.

Contact Mary Austin, President, 240-475-5148