

Summerfield Village Owners Association

November 20, 2025 – 11:30 AM

www.zoom.com

Meeting ID: 933 4944 6670

Passcode: 573758

You can dial in using your phone.

United States: 719-359-4580

Regular Session - Open to Homeowners

11:30AM

1. Establishment of Quorum/Call to Order
2. Homeowners' Forum - Agenda Items Only
 - *Each homeowner will be allowed three (3) minutes for comments/questions*
3. Budget Ratification
4. Homeowners' Forum
5. Adjournment

This agenda has been published and distributed to the Summerfield Village HOA in accordance with NRS 116.3108, 116.31083, and 116.31085. The agenda includes an open forum in which members may speak on any Association topic of their choice and the regular session of the Board of Directors meeting will be audio taped. The Board of Directors may take action on all items listed on the agenda and a copy of the minutes is available at our management company, Assured Real Estate (a cost may be involved).

2026 Budget

Properties: Summerfield Village Homeowners Association

Account Name	Total
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Income

INCOME	2026	2025 Variance	Proposed
Assessments	\$ 471,897.10		\$ 275.00

Expense

EXPENSES

SERVICE CONTRACTS

Fire & Lifesafety	\$ 600.00		
Landscape Maintenance	\$ 42,000.00		
Light Service	\$ 2,340.00		
Pest Control	\$ 2,820.00		
Pet Waste Removal	\$ 2,600.00		
Sewer Jetting	\$ 2,150.00	\$ (1,350.00)	Reduction based on demand

REPAIRS AND MAINTENANCE

General Repairs	\$ 7,200.00		
Landscape Repairs	\$ 2,400.00		
Lighting Repairs	\$ 1,320.00		
Tree Trimming	\$ 1,600.00		

INSURANCE

Directors and Officers	\$ 3,919.00	\$ (681.00)	Based on Actual Policy
Property and General Liability	\$ 133,304.10	\$ (5,339.90)	
Crime	\$ 1,562.00	\$ 150.00	
Cyber	\$ 1,600.00		

LEGAL AND OTHER PROFESSIONAL FEES

Legal	\$ 650.00		
Accounting / CPA / Audit	\$ 2,200.00	\$ 200.00	Contract Increase
Secretary of State Fee	\$ 150.00		
Ombudsman Fee	\$ 608.00		

ADMINISTRATIVE

Management fees	\$ 23,310.00		
Postage, Copies & Office Supplies	\$ 2,864.00		**Meeting room expense and compliance policy change

UTILITIES

Electricity	\$ 5,700.00	\$ (200.00)	Based on actual with year to year anticipated increase
Water	\$ 68,000.00	\$ (1,786.00)	Based on actual with year to year anticipated increase
Garbage and Recycling	\$ 28,000.00	\$ 4,260.00	Based on actual with year to year anticipated increase

RESERVE EXPENSE

Scheduled Reserve Deposits	\$ 135,000.00	\$ 6,453.00	2025 Actual \$128,547 - 2026 Recommended \$178,282
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\$ 471,897.10

2025 Ending Balance	\$ 644,279.00	
2026 Anticipated Improvements		Allocated
Concrete Repairs	\$ 30,000.00	\$ 50,000.00
Landscape Reno	\$ 40,500.00	\$ 93,150.00
Asphalt Sealing	\$ 37,500.00	\$ 31,494.00
Roofs	\$ 26,800.00	\$ 500,000.00
2026 Anticipated Deposits	\$ 135,000.00	
2026 Anticipated Ending	\$ 644,479.00	

2026 Recommended Ending	\$ 1,427,777.00
Percentage Funded	45.1%

Summerfield Village HOA

Dear Homeowner:

We are enclosing a copy of the 2026 Operating and Reserve Annual Budget for your association, which the Board of Directors adopted at a noticed and conducted meeting of the Board of Directors on **October 28th, 2025.** The operating budget contains estimates for the day-to-day operations of the association plus the amount to be transferred to the reserves to be used for reserve expenses.

Pursuant to the Nevada Revised Statute, the Association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement, and restoration of the major components of the common elements. A copy of the component inventory and disclosure on the current position of funding of such reserve is available online at www.svhoa.info/governing-docs

In an effort to reduce expenses, the Association's 2026 Collection Policy, Violation Policy, and Investment Policy have been approved and are available online at the www.svhoa.info/governing-docs - If you would like a paper copy mailed to you at no charge, please submit a request via www.svhoa.info/general-questions

In accordance with Nevada Revised Statute, the Board of Directors is making the following statements:

1. There is **no** anticipated levy of any Special Assessments for this fiscal year.
2. There is **an increase** of Regular Assessments for the fiscal year **2026 and the overall assessment will be \$275.00 per unit per month. (see budget enclosed)**
3. There is **no** anticipated levy for Reserve Assessments this fiscal year.
4. Homeowners will receive a **MONTHLY COUPONS** for assessment payments
5. The Reserve Fund is anticipated to be 45% funded by year end 2025
6. The Board is aware of all legal requirements pursuant to applicable laws and regulations.

The meeting of unit owners to ratify the Budget proposed for the 2026 fiscal year is scheduled to be held on **November 20th, 2025 at 11:30 am via Zoom.com.** Unless at that meeting a majority of all unit owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified whether or not a quorum is present. Rejection of this budget will take a vote of 51% of unit owners. The ratified budget will take effect on January 1, 2026 pursuant to NRS 116.31151.

Summerfield Village Homeowners Association
Board of Directors

Please be sure to adjust your auto payment to the January 2026 increase to \$275.00 per month. If you use the Association

auto payment, please be sure to edit your current payment or delete and create a new entry. If you create a new entry and do not delete the old one, payments may be made twice.

Edit or Delete an Auto Payment



Please note, once an auto payment is submitted for the month you cannot make changes to it. These instructions help you update the details of the auto payment that is submitted each month such as amount and date.

Once your auto payment is set up, the details are displayed in the **Home** or **Payments** tabs in the **Scheduled Payments** section.

- To skip the next month's payment, click **Skip this payment**. The auto payment will resume after the skipped month.
- To update the payment name, bank account or credit card, click **Edit** in the **Scheduled Payments** section. Update the necessary information, then click **Update**.
- To change the date the payment processes each month, you must delete and recreate the auto payment. Click **Delete** in the **Schedule Payments** section, then return to the Home or Payments tabs to create a new auto payment.
- To completely delete an auto payment, click **Delete** in the **Schedule Payments** section on the Home or Payments tabs

Scheduled Payments

\$1,032.00

04/05/2017

Monthly rent payment

(Includes a \$32.00 convenience fee)

🔄 Auto-Payment created by You

[Edit](#) | [Delete](#) | [Skip this payment](#)