

## COTTONWOOD

### AT VINE

#### **HOMEOWNERS' ASSOCIATION**

#### **WINTER NEWSLETTER**

December 2011

#### **NUMBERS TO KNOW**

Management phone numbers:

##### **Accounting Information**

Barbara (801)523-9740

##### **Maint./ General Requests**

Rick / Steve (801)273-8075

##### **Emergency Number**

emergencies only please

Mike (801)482-6292

*General information and requests should be directed to the appropriate management phone number. Board members are available at Board meetings. If there is an urgent need to contact a Board member, please call our office and request which Board member you would like to return your call. You may also contact the Board in writing and send to:*

*P.O. Box 57115*

*S.L.C., Utah 84157*

#### **BOARD MESSAGE:**

*We want to wish everyone Happy Holidays; and hope your holiday season is filled with good memories and happiness!*

*We want to thank all pet owners who are complying with the rules of the association. Most of the pet owners are doing a great job.*

*Thank You! There are still a few residents who choose not to follow the rules. We receive many complaints about pets not on a leash, feces and the burn spots on the lawns. If you see anyone violating the rules help us identify them. If you are guilty, please correct the situation so we may all enjoy the park like atmosphere of our community. **This is an important issue year round.** Some pet owners fail to adhere to their responsibilities as pet owners in the winter time. If you are going to own a pet in our community, the rules apply year round!*

#### **2012 COUPON BOOK**

We are including your 2012 coupon book. The Board of Directors have voted in favor of keeping the maintenance fees at their current rate!

#### **COMMUNITY IMPROVEMENTS**

Projects completed are as follows:

North Garage Roof:  
Mailbox Structure Roof  
Bldg 6129 - New Rain Gutter

The cost for these improvements are \$8,138.86

We are also in the process of separating the floor drain lines in by the water heaters in the one and two bedroom buildings. You will be contacted by Management when your section will be complete.

Greg Liddiard has made some major improvements to our playground area. He donated his time to this effort and has created a very nice playground. Thanks Greg!

#### **\*\*\*Please review the new insurance requirements:**

#### **UNIT INSPECTION / INSURANCE**

Please make a thorough inspection of your plumbing fixtures and drains for any leaks that might be present. Please also check your water heater for any leaks. This should be done on a regular basis to avoid unnecessary damage and repairs.

Homeowners are responsible for damages caused to their unit, a neighboring unit or any common area, as a result from anything serving their unit and their unit only. This includes but is not limited to any electrical, plumbing pressure or drain lines either inside or outside the wall. This also includes toilets, tubs, sinks and any plumbing fixture or appliance.

**All damages that effect the building must be reported to our office and any insurance claims will be handled through our office.** Once the source of damage is established, whoever owns that source will be responsible to pay the deductible on an insurance claim if a claim is warranted. Our current insurance deductible is \$5,000.00.

**The Board of Directors recommends that you carry your own HO6 insurance policy that includes coverage of the deductible and all of your contents and damages that you may be responsible for.**

Damages resulting from an exterior condition such as a roof leak, etc., or main lines serving the building, would be the associations responsibility. In the event of such damage, the Association will restore the unit as it was built originally.

**Please check with your insurance agent to make sure your HO6 policy has proper coverage to pay for damages deemed as your responsibility, whether negligent or not, coverage for your personal property and any applicable deductibles currently at \$5,000 for fire liability and \$14,000 on earthquake coverage.**

### **PARKING / GARBAGE**

Parking is always a major concern. Each unit has an assigned carport or garage parking space. **All vehicles must have a current registration and be in running condition.**

Please make sure your guests are aware of those assigned spaces and instruct them to park only in the open parking spaces.

Garbage on the lawns and parking areas is very unsightly. Please help keep all areas clean by bagging and depositing all garbage in the dumpsters. This includes

cigarette butts. There are a few residents and guests that continue to throw the **cigarette** butts on the sidewalks, lawns and parking lot. Please dispose of them properly and keep the common property clean.

**Garbage bags should not be left on the staircase landings for any length of time.**

Dumpsters are for household garbage only, not building materials or furniture. Lets work together to keep this a great place to live!

**BOARD MEETINGS** are held bi-monthly on the second Tuesday of each month. Our next meeting is January 12, 2012 at 7pm.

### **SEASONAL REMINDERS**

~ Now is a good time to change your furnace filter. Changing the filter quarterly will keep your furnace and air conditioner running efficiently.

~ If you use a hose bib in your building, please make sure it is disconnected and stored for the winter.

~ Now is a good time to change the batteries in your smoke detector if you have not done so recently.

~ Make sure you have a fire extinguisher and escape ladders in your home.

These items can be purchased at Home Depot or similar stores.

***Thanks for your help & cooperation!***

*Cottonwood At Vine  
Homeowners Assn.*

*Board of Directors*

*Lance Paulson, President  
Greg Liddiard, V. President  
Haylee Wilkinson, Secretary  
Shannon Sagers, Treasurer  
Steve Miller, Member*