

# COTTONWOOD

## AT VINE

### HOMEOWNERS' ASSOCIATION

#### WINTER NEWSLETTER

December 2014

#### 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

(801)867-6426

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!

#### 2015 PAYMENT LABELS

Included with this newsletter are the 2015 payment labels for your monthly maintenance fees. We hope they will assist you in making your payments timely, accurate and efficient.

**Please make sure the label does not cover any routing or account numbers on your check.**

#### 2014 COMMUNITY IMPROVEMENTS

Our 2014 community improvements included the payoff of our south parking lot pavement project completed last year. We had to repair the pool twice due to vandalism.

#### UNIT INSPECTION / INSURANCE / DEDUCTIBLE CHANGE

**Be aware that your liability changed due to Utah State Law and review this information carefully so that you have proper coverage.**

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

Homeowners are responsible for damages within their unit. **All damages that affect 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 repair or replace that source. In accordance with Utah State Law, regardless of the source, any and all damage within your unit will be covered by you or your individual insurance up to the \$10,000 deductible amount on our community policy. If multiple unit owners and/or the Condominium Association are involved, then the deductible will be split on a percentage basis which is based on the amount of damage attributable

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to each unit. Our current insurance deductible is \$10,000.00.

**The Management Committee 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.** Any source causing damage from an exterior condition such as a roof leak, a main sewer line or other common plumbing or electrical lines serving the building, would be the association's responsibility. In that case, the Association will be responsible for repairing the source and any resulting damage within your unit will be your responsibility or the responsibility of your HO6 insurance policy. Any source serving one unit and one unit only, is the responsibility of the owner owning that particular source. In that case, the owner of the source will be responsible for repairing the source, however, any resulting damage within your unit will be your responsibility or the responsibility of your HO6 insurance policy. Individual owner sources include 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, appliance or electrical apparatus. Again, anything serving one unit and one unit only. ***Check with your insurance agent to make sure your HO6 policy has proper coverage to pay for damages deemed as your responsibility; coverage for your personal property and any applicable deductibles currently at \$10,000 for fire liability and \$14,000 on earthquake coverage.***

### **PARKING / COMMUNITY CLEANLINESS**

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.

Always make sure that vehicles do not push against our perimeter fence along 1300 East and/or Vine Street.

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!

### **PETS**

If you are a pet owner, please make sure your pet is always on a leash and cleaned up after when on our community grounds. Excessive dog barking will not be tolerated. Violations will result in a fine. Please consult the rules for all other restrictions.

### **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.

Cottonwood At Vine Homeowners Assn.

### **Board of Directors**

Lance Paulson, President  
Haylee Wilkinson, Secretary  
Steve Miller, Treasurer  
Barbara Adams, Member