

Cottonwood at Vine
**HOMEOWNERS'
ASSOCIATION**

SUMMER NEWSLETTER
MAY 2014

NUMBERS TO KNOW

Management phone numbers:

Accounting / Clubhouse

Barbara (801)523-9740

Maint./General Requests

(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 or if there is an urgent need; please contact them through the office. You may also contact the Board in writing and send to:

Cottonwood At Vine HOA
P.O. Box 57115
S.L.C., Utah 84157

SPECIAL ASSESSMENT

Effective July 1, 2014, our Special Assessment for 2014 will begin. We have included the official notice of Special Assessment with this newsletter.

SWIMMING POOL

The swimming pool will open Saturday, May 24th.

GENERAL & POOL RULES

Please review the attached rules and retain them for future reference. They are also available on our community website.

If you are renting your unit, please make sure your tenants

receive and follow these rules. They are established to make this an enjoyable community for everyone. Rule violations will result in a fine as outlined in the rules.

Children are allowed to play and ride scooters, bikes, etc. on the tennis court, however, **tennis takes priority** on the use of the tennis court.

Pet violations continue to be a problem. Please be a responsible pet owner and abide by the rules. Always cleanup after your leashed pet.

Thanks in advance for your help & cooperation!

COMMUNITY IMPROVEMENTS

We are still paying for the south lot paving project this year.

Other improvements that are still slated to be done as funds will allow are the re-roof of our south garage building and landscape improvements.

COMMUNITY REMINDERS

Please NO SPEEDING in our community. Do not exceed 5 mph.

Our garbage dumpsters are for household / bagged garbage only and for our landscape lawn and shrub trimmings.

Do not use the dumpsters for remodeling material and/or furniture & appliances. Those items must be hauled away. Anyone in violation will be fined.

Each unit has a main water valve located in your utility room which is the main "shut

off" valve for your unit if there is a need to turn off the water should an emergency occur. Please check your main valve and determine if it is working properly. Some unit owners have discovered that their main valve has failed during an emergency. As these valves age, the likelihood of them failing increases. Please check your valve and make sure that it is operating properly.

UNIT INSPECTION / INSURANCE

Please be sure to review this Insurance paragraph so that you will be aware of your responsibilities and prepare yourself with proper coverage. This is an amendment to our rules. **Your liability has changed due to Utah State Law.**

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
(continued on other side)

your individual insurance up to the 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 to each unit. As of July 1, 2014 our insurance deductible will increase to \$10,000.00.

The Management Committee recommends that you carry your own HO6 insurance policy that includes coverage of the \$10,000.00 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.

Please 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 \$5,000 for fire liability and \$14,000 on earthquake coverage.

Thanks for your help & cooperation!

*Cottonwood at Vine
Board of Directors*

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