

COTTONWOOD

AT VINE

HOMEOWNERS' ASSOCIATION

WINTER NEWSLETTER

December 2012

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!

2013 PAYMENT LABELS / UNIT STATUS FORM

Included with this newsletter are the 2013 payment labels for your monthly maintenance fees. We hope they will assist you in making your payments timely, accurate and efficient. The Board of Directors have voted in favor of keeping the maintenance fees at their current rate!

Also, please complete and return the Unit Status form so we can update our files.

2012 COMMUNITY IMPROVEMENTS

New Fence along our east and south property lines are complete.

Completed the drain separation project on the two bedroom building.

A new roof will be installed on our south garage building.

UNIT INSPECTION / INSURANCE

Be aware that your liability has 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 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 **(continued on other side)**

damage attributable to each unit. Our current insurance deductible is \$5,000.00.

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 \$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!

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.

BOARD MEETINGS are held bi-monthly on the second Tuesday of each month. Our next meeting is January 8, 2013 at 7pm.

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