



THE VINTAGE VOICE



***Editor's Note: THIS NEWSLETTER HAS IMPORTANT NEW INFORMATION,** please take time to read the newsletter, it has much information that some of you may have concerns or questions on. We do have a webpage for your review with much of the same information:

www.vintageonthebluffs.com

Vintage Organization:

President: Tess Nypower

Vice Presidents: Sariah Hurd, Julie Thornley, Chris Miller, Natalie Monson, Ed Cable

Secretary: Scott Siebenhaar

Important Numbers:

Emergencies/Violations:

Tess Nypower 254-5671 or
Jason Sucher at Advantage Management
(801) 235-7368

Clubhouse/Scheduling:

Julie 254-8997

Pool: Sariah 598-7533

Animal Control: 858-0504

Calendar

July 9th Open forum board meeting, 8:00pm at the clubhouse. We encourage all to attend!

July 21st Community garage sale contact Sariah Hurd for details 598-7533.

August 4th Community Breakfast 9:00am at the Picnic tables by the pool. Breakfast provided. Please come and join a fun morning with the community!

MESSAGE FROM THE HOA BOARD:

Board Member Duties:

After the community election in January, the Board held an organizational meeting. At this meeting the following positions and responsibilities were made. Tess Nypower as President, Scott Siebenhaar as Secretary, Ed Cable as Treasurer, Chris Miller as Safety and Compliance VP, Julie Thornley as Activities/Amenities VP, Sariah Hurd as Grounds VP, and Natalie Monson as Communications VP. Kevin Rhodes is our representative from Advantage Management. He attends our Board meetings and is available for all maintenance issues for our community. All Board members can be contacted through our website www.vintageonthebluffs.com

contact Tess Nypower 254-5671.

*The round about is one way, please enter going to the right at all times, do not take short cuts or someone will get hurt.

*If there is ever lights out around your home or driving through the neighborhood, please contact us through the website.

*We are still working with Trophy to get the right color scheme for some of the outside doors. If you still need paint and we have your color, you can pick that up at the Board meetings each month.

Note on BUGS:

If any residents need the interior of their units sprayed for bugs please call Buffo's at 801-373-3940. This is part of the contract we have with them at no additional cost. We have scheduled to have them spray the perimeter of all the buildings for earwigs and bugs and hopefully that will happen in the next week.

Community Happenings/ Points of Interest

Website:

The Website has been updated!! You can now reach board members via email if you have an issue/compliment/complaint for the board. The HOA Website address is

Please conserve water!!!

*If you have not picked up your new key

www.vintageonthebluffs.com. To find email addresses just click on the "Your HOA Board" or "Contact Us" tabs. You will then be able to click on the board position and it will bring up their email address on your computer. We appreciate your input. Thanks!

Swimming Pool:

It is great to have the pool finally open on these hot summer days. Please take the time to read through the pool rules so you are aware and so everyone can have a fun time. **Please make sure the gates close behind you when entering the pool area.**

Reminder of Pool Rules:

Pool Rules

Pool Hours 9am to 10pm

-Only registered Homeowners or Tenants with assignments of right who are in possession of a gate key may use the pool. If you have a guest you must accompany them at all times.

-Use of the facilities is at your own risk.

NO LIFEGUARD ON DUTY.

-A responsible adult or guardian (18 years or older) must accompany children of Homeowners under the age of fourteen (14) at all times.

-Infants and children not potty trained must wear swim diapers.

-Any persons in the water may wear no attire other than swimsuits. A white t-shirt may be worn for sun protection. No cut-offs, underwear, sweats, etc.

-**Pets are NOT allowed** in the pool area under any circumstances.

-**No smoking, No Alcoholic beverages**, No glass containers, No foul or abusive language or in appropriate behavior will be tolerated.

*We appreciate your help in maintaining our pool, and together lets make this a great place to relax and enjoy.

Safety: For any safety issues or concerns please contact Chris Miller through the Community website www.vintageonthebluffs.com

Storage: The trash cans under the stairs are for handicap use only! Please be considerate and take your own garbage to the dumpster if you are not set up for this service!!

Grounds:

If you have landscaping issues please send an email to Grounds VP and we will get that

information to A Cut Above. Please do not stop the workers and ask them to fix things or do things. They are instructed by their employer to only take directions from him. This is the only way they can complete their work and that the owner of A Cut Above knows what works needs to be addressed in our community. Thanks for your consideration.

Common Area Changes:

The Board is currently having Advantage Management send out letters to residents that have made changes to the outside of their units (common areas), i.e. storm doors, satellite dishes, antennas, etc. We need to have a proposal form on all common area changes in the community. If you receive a letter, please just fill out a common area change form, available on our website www.vintageonthebluffs.com or in the clubhouse kitchen, and submit it to the board with a photo if possible. Most of the changes that have been made are totally within the scope of the integrity of the community, we just need to have the proper paper work on file. If your change does not meet the standard of the community, you will be asked to make corrections or restore the area to its previous condition. We appreciate your willingness to help us fulfill our responsibilities as a Board as outlined in the CC&R's of our community. Tess Nypower, President, Vintage on the Bluffs HOA.

Any changes to the exterior of the building or the open areas need to be submitted to the HOA board **before** any work is started. Proposal forms can be found on the kitchen counter in the clubhouse or on the website. Anything that would alter the unison of the area must have a proposal submitted. Common grounds include everything, but you're fenced in backyard on the ground to the height of the fence. If ever in question just ask a board member.

Dumpsters: Please make sure your garbage makes it into the dumpsters. We are finding a large amount of trash on the side of the dumpsters. Just open the gate lift the lid and throw it in!

Animals/Pets:

Remember your pet must be on a leash and you must clean up after your pets

immediately. If you or your pet is seen leaving feces behind you will be fined \$50.00 immediately.

Parking: The CC&R's allow curbside parking only for loading and unloading. If you or your guests car is found parked on the curb overnight you will immediately be fined \$50.00.

Exercise Room: Please make sure to wipe down your machine with the sanitary wipes after you are done exercising.

Clubhouse: If you are in the clubhouse and you find something of concern please contact Julie Thornley (254-8997) to take care of it. The reservation of the clubhouse for events is done by Julie Thornley (254-8997).

Fines and Fees: The HOA Board has approved a standard fine for parking, pet and noise violations. Each occurrence will have a \$50.00 fine. These fines will be billed by Advantage Management and will be due and payable upon receipt. Accessed fines that remain unpaid after a period of 3 months will result in a lien against that owner's property. Please make sure that you understand the rules. The newsletter explains rules and restrictions. If you have a question, please contact a member of the HOA Board.

Other Items:

Recently on your door, you probably received a newsletter with our community name on it and ReMax Realtors on it. This was an unauthorized use of our community name. We have contacted that real estate group and received a profound apology. We have many real estate agents that reside in our community and would never discriminate amongst them. We had an offer by one of our residents to sponsor the newsletter which we declined so there would be no appearance of the HOA or its Board favoring one realtor resident over any other realtor resident. We want this to be a great community with a strong sense of "neighborhood" in every way.

Tess Nypower, Vintage on the Bluffs HOA President