



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

MESSAGE FROM THE HOA BOARD:

Spring is finally here! Neighbors are back outside and it is so nice to be able to enjoy our community and our neighbors. As spring arrives, many things are taking place in our community.

The Landscape Company has been here all ready and has trimmed the shrubbery and fertilized the gardens. We have a handyman working on the Southeast Tot Lot making some long needed improvements in the conditions down there. We will be adding a grassy strip along the sidewalk and correcting the depth of the soft fall under the play equipment.

We have some community activities planned, a clean up day this month, a neighborhood painting day planned for May, and in summer some pool and movie parties. We will again host a midsummer community breakfast and hope to have many more residents join us. Check your newsletter for announcements of these activities.

We want all residents to know that HOA Board meetings are held the second Monday of each month at 8 pm. Occasionally, meetings will be rescheduled due to holidays. Notices will be posted in the clubhouse when this occurs. Residents are welcome to come to the meetings. Every April, July, and October are open forum meetings, where residents may present issues and ask questions without prior notification. Every January is the annual meeting that will include a financial report, an election and open forum time. If you need to discuss an issue with the board at any of the other meetings, you

need only to contact Jason Sucher at Advantage Management (801 235-RENT) and he will make sure it is scheduled on the agenda and he will advise you of the guidelines. Your HOA Board is all volunteers from within our neighborhood. They donate countless hours working for the community without any compensation. We appreciate your support and ask only when there is a problem, let's work together to make this the best place to live for all.

Tess Nypower

Calendar

***This Saturday, April 14th.**

10:00am Community clean-up.

Meet at the clubhouse, supply will be provided, refreshments, and also we will have bark chips there for you to refill your planters. Lets work together, so please come and help make our community clean and nice for spring. Questions Julie Thornley 254-8997

***APRIL OPEN FORUM HOA**

MEETING WILL BE HELD APRIL

16, 2007, 8:00 P.M. AT THE

CLUBHOUSE, due to the Easter

Holiday and vacations.

*** Memorial Day pool opens.**

*If you have not picked up your new key 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 are ever lights out around your home or driving through the neighborhood, please contact us through the website.

Community Happenings/ Points of Interest

Safety: Hello Vintage on the Bluffs residents! For this next term I have been asked to serve as the Vice President of Safety on the Vintage on the Bluffs HOA board. This position is responsible for maintaining and improving the safety and security of our community. I will also be working closely with our Neighborhood Watch Program Coordinator, Sheila Green.

One major item that the board would like to implement in the community is CERT training. CERT stands for Community Emergency Response Team. This training promotes a partnership between Emergency Services and the people in the community that they serve. The goal of CERT training is for emergency personnel to train citizens with basic emergency response skills. Trained citizens become first responders in an emergency situation and act as a liaison between the community and Emergency Services.

The HOA board would like to have at least one person per street become CERT certified. Each street would also have a designated CERT certified street captain. The street captain would be responsible for assessing the needs of the residents on their street if an emergency or disaster situation were to arise. Our goal is to increase the safety of the Vintage on the Bluffs community through the CERT coordination effort with Emergency Response.

Bluffdale city recently sent a letter outlining CERT certification and listed the dates for the next certification classes. If you are interested in becoming CERT certified or serving as a street captain please let me know. The HOA will cover your portion of the fee required for certification.

For any questions regarding CERT, including the dates and times of CERT classes, please do not hesitate to contact me.

I am looking forward to working with each of you throughout this next term to make our community a safe and secure place to live. You are welcome to contact me at

anytime with safety concerns and issues that you notice throughout the community. As a board, we will do whatever we can to correct these situations.

Chris Miller

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: This summer we are excited to have A Cut Above do our lawn maintenance and care again. There will be a scheduled day that they will come mow and take care of our community.

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. Here is a picture of one of our dumpsters that the garbage man could not even put the dumpster back because of carelessness of people not throwing their trash away properly. It is not right for others to clean up your mess, not sanitary at all! Just open the gate lift the lid and throw it in!



Animals/Pets: We have had complaints and noticed a considerable amount of pets running free. Your pet

must be on a leash at all times when out side. This is a rule in the CC&R's. With them running free there has been a large amount of feces left behind. If you or your pet is seen leaving feces behind you will be fined \$50.00 immediately. We all live here together and are trying to keep Vintage on the Bluffs a Safe Sanitary place to live. We have had many residents expressing how disgusting it is to step in dog feces. You wouldn't like it either. It is part of the responsibility of having a pet in this community. Please, please pick up after your animal!!

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 Scheduling:

The reservation of the clubhouse for events is done by Julie Thornley (254-8997). The HOA Board members have approved a Clubhouse Use Fee. This fee will help to cover costs such as carpet cleaning and eventual replacement, painting, etc. The fee will be \$5.00 for a daytime (8 a.m. to 3 p.m.) or evening (4 p.m. to 10 p.m.) use.

Swimming Pool: The pool will open in May on Memorial Day weekend. If the temperatures rise before than it could open sooner.

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.