

The Vintage Voice

Issue 15

Vintage on the Bluffs Home Owner Association Newsletter

Spring 2009

A Message From the HOA President

The newly constituted board has been giving consideration to community priorities to guide us as we represent you in the governance of our community. As we meet to make decisions affecting you, the foremost thought is, "how would the majority of residents feel about this issue"... and then act accordingly. We recognize that the homeowners are our priority. Our loyalty is to the community. The following are things that seem to come to the forefront as we consider the question of priorities.

Our goal is to know each resident, better understand your needs and concerns, build more consensus, and clearly communicate the reasons for decisions affecting HOA members. We hope to identify meaningful opportunities for resident involvement, expand the decision-making base, and take advantage of the vast interests and talents of the residents in service for our community.

We need to control our costs in order to build savings to fund future capital improvements. We recognize that the HOA members are the ultimate decision-makers with respect to how HOA money is used. We plan to stay focused on budgeting, controlling cost, and reporting results of expenditures to HOA members. The members of the HOA ultimately must decide the level of paid services that we can afford as a community. Costs can be controlled through careful management of contractor's work, supplemented as needed with community volunteer labor, and by regularly evaluating the effectiveness of expenditures. The Treasurer's report is the 1st item on every meeting agenda.

The HOA must strike a balance between paying for current property maintenance requirements and saving for future capital improvement projects. The overall plan is to focus on maintaining the value of the property. We need to keep up the appearance of the property through routine maintenance while we carefully evaluate the recommendations in the reserve study, and begin to make

plans for implementations of the capital improvements. This all needs to be done within the constraints of the budget.

Vintage on the Bluffs is a part of Bluffdale City. The board needs to be represented at City Council meetings, to develop relationships with city officials, seek to bring attention and resources to issues affecting our community and to have a voice in the decision making process.

By having effective monthly meetings, we hope to emphasize a proactive approach to problem resolution. We want to establish effective routines for dealing with every day problems. Members of the board are always ready to hear your thoughts regarding the betterment of the community.

We are actively seeking opportunities to educate ourselves about HOA best practices, so that we can improve and sustain our community.

There will be other issues and concerns that are also deserving of attention, but the above seem to be a good place to start. Please feel free to discuss your ideas and thoughts with members of the board. We want to represent the collective voice of the HOA community.

We look forward to working with you for the betterment of this great community.

Sincerely,
Stuart Pearson, HOA President

Annual Spring Clean Up

When: 9:00 a.m. May 16, 2009 (Saturday)

Where: Meet at the Clubhouse

After a long winter it is time to spruce up the community. Let's all come out and help one another dig in and get the needed jobs done. Every little bit helps! Drinks and Refreshments will be provided. See you there. For more information contact any member of the Board.

vintagehoacommunications@gmail.com

Don't forget we're also on the web at:

www.vintageonthebluffs.com

Volunteers Needed

The HOA is looking for people in the community to help with the new Emergency Preparedness Plan.

We are looking for one volunteer per building to serve as building captains to help make sure our community's Emergency Plan is in place and everyone knows what to do in an emergency situation.

If you are interested and would like to volunteer please contact Jake Butterfield. vintagehoasafety@gmail.com

Consideration for Your Neighbors

Please take a moment to be considerate of your neighbors. Please remember to:

- 1) Walk your dog on a leash.
- 2) Clean up after your pet.
- 3) No parking on the street. (Except for loading etc.)
- 4) Noise, "Quiet" between 10 p.m. and 7 a.m.

'Tis The Season

The pool will open Memorial Day weekend. The pool is for owners and their guests only! Owners must accompany their guest while using the pool. Please do not let anyone in the gate, even if they say they left their key at home. They must go get their own key and let themselves in. The pool rules are as follows:

Pool Rules

Hours: 9a.m. to 9 p.m.

- Only registered Homeowners or Tenants with assignment of right who are in possession of a gate key may use the pool.
- 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.
- Please do not prop open door to clubhouse with a rock. You must use your key to get in from the pool area.
- The floor may be slippery from wet bodies so please dry off as much as possible before entering the clubhouse.
- Please note the pool rules are posted on the outside of the clubhouse. Anyone not following these rules will be asked to leave.
- We appreciate your help in maintaining our pool, and together lets make this a great place to relax and enjoy.
- Trespassers: If you see uninvited guests in the clubhouse or at the pool, please call our police dispatch at 743-7000.

Your New HOA Board And Their Responsibilities To The Community.

Name	Responsibilities	Contact
Stuart Pearson <u>President</u>	Chairman of the management committee (the Board), coordinates all functions of the board, and represents the board to outside entities and organizations.	vintagehoapresident@gmail.com
Ed Cable <u>Treasurer</u>	Responsible for safeguarding all HOA funds. Establish budgets according to board policy and goals, subject to board approval. Ensure income and expenditures are properly accounted for. Regularly report on financial condition of HOA including actual expenditures against budget. Informs and advises board on all financial matters. Other duties as assigned by President or Board of Directors.	vintagehoatreasurer@gmail.com
Natalie Monson <u>Secretary</u>	Provide administrative support to President and other Board members to facilitate efficient operation of all board functions. Other duties as assigned by President or Board of Directors.	vintagehoasecretary@gmail.com
Ada Anderson <u>Amenities and Community Services</u>	Responsible for management of amenities and services available to residents such as clubhouse, pool, playgrounds, and other services relating to quality of community lifestyle. Other duties as assigned by President or Board of Directors.	vintagehoamenities@gmail.com
Danny Maynard <u>Grounds and Facilities Maintenance</u>	Responsible for maintenance, repairs, and capital improvement in all common areas of the community. Other duties as assigned by President or Board of Directors.	vintagehoagrounds@gmail.com
Jake Butterfield <u>Safety, Compliance, and City Government Liaison</u>	Responsible for issues affecting community safety, compliance with CC&R's, and also serves as liaison to city government with respect to all issues affecting the HOA community. Other duties as assigned by President or Board of Directors	vintagehoasafety@gmail.com
JaSon Frigm <u>Communications and Community Relations</u>	Responsible for communications between HOA board and the community. Preparing quarterly Newsletter and managing website. Other duties as assigned by President or Board of Directors.	vintagehoacommunications@gmail.com

Advantage Management Contact Information

Barry Wilkins (801-235-7368 x102)	barryw@advantagemanagement.com
Jason Sucher (866-500-7368)	jason@advantagemanagement.com