



The Vintage Voice



Editor's Note:

HAPPY NEW YEAR! As we ring in the New Year we hope 2005 had memorable moments for all of you to reflect on. Our community has changed and grown. There are many wonderful people here and we hope we can all continue to strive to work together in making Vintage On The Bluffs a wonderful, friendly community to live.

Now as we move forward to 2006 we hope all of us can begin anew to better our lives and create more memories.

As most of you may know there was a fire here in one of the town homes on New Years Day. We are thankful that no one was hurt, but sadden for this resident. Although, the bottom level of the town home is a total loss it will be able to be rebuilt.

Through the investigation they determined the construction of the home design is safe and sound, but they are still continuing to determine the cause from the contents inside the home. Thank you to all those who jumped in to help this resident! Our thoughts go out to this resident and hope we can all pull together as a community and assist where it is needed.

We would encourage each of you to make sure your homeowners insurance is up to date and current.

Message from the HOA

President: As the holiday season has now passed, I want to express my appreciation. First, for the Board Members and their families that work so hard for our community with their many donated hours of service. Next, for the people of our community that make Vintage the best kind of community. Last, but certainly not least, to Advantage Management, Jason, Kevin, and all their staff, that are there with help, knowledge and guidance that keeps our community on track.

I wanted to thank all the neighbors that so willingly helped when tragedy struck on New Years Day and Kathy Waddell's home was damaged by fire. The fire inspectors had not even finished when neighbors and church members were there to help with boarding up the home for Kathy.

I believe that we live in one of the best communities in this valley. Our Board Members have one objective each time we meet, and that is to make sure our community remains a safe, beautiful and friendly place to live and enjoy. We appreciate your help and support and look forward to working with you in this coming year.

Sincerely,
Tess Nypower

Vintage Organization:

President: Tess Nypower

Vice Presidents: Sariah Hurd, Aaron Thornley, Chris Miller, Ruth Rowley, Kyle McCutchan, Dave McGowan

Secretary: Scott Siebenhaer

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

Sheriff's department: only in
and emergency 911

*If you see any suspicious activity or vandalism, PLEASE call the sheriff's department first at 911, then call either Tess Nypower(HOA President) or Jason at Advantage Management.

Community Happenings

January Calendar

10th Tuesday, HOA **OPEN** Board Meeting, at 7:00pm in the clubhouse. **This is an OPEN meeting for the all of the Community.**

Dumpsters: Please dispose of your trash properly. We have noticed many garbage sacks on the ground around the dumpsters, which is not sanitary and causes a great mess.

Please keep our community clean and attractive by following these common sense rules for proper trash disposal:

1. Do not throw your trash over the fence or gate in the general direction of the dumpster in hopes that it will make it in. Please open the gate, lift the lid and deposit of your trash directly inside the dumpster.
2. If the dumpster that you normally use is already full, please use another one. Do not leave it on the ground by the dumpster, the trash removal company will not pick it up.
3. Do not allow children to dispose of the trash if they are not tall or strong enough to lift the lid and put the trash inside.
4. Do not dispose furniture in the dumpsters.
5. Crush or flatten all cardboard boxes before disposing of them in the trash.

Please do not leave bags of trash outside your front door or on your balconies, for the consideration of your neighbors. Take it directly to

the trash.

Lastly, for those of you who live in the town homes, please remember that the trash cans must be kept inside your garage or otherwise out of site at all times except on trash removal day.

Grounds: Please lets all of us make a conscious effort to pick up loose trash around our buildings while you are out playing or headed to your car.

Parking: No motor vehicle or trailer may be parked or stationed in a manner that creates an obstacle along any street, road, in front of any garage, walkway, driveway, building/unit, or in an unauthorized common area, except for the purpose of loading and unloading.

Animals/Pets: We **still** have issues with animal clean up so please take time to read this if you are a pet owner. You **must** clean up after your animal when it defecates in the common area. We have issues around the condos that feces are left behind. Homeowners who do not clean up after their pets will be warned once in writing and if it continues to happen then they will be fined \$50-\$150 for continuing offenses. If you are a homeowner who has seen a pet that is not being cleaned up after, please note the unit number where the pet is housed and call Advantage Management at 866-500-7368.

Please also remember that all pets must be kept on leashes whenever they are in the common area. There is no exception to this rule if you chose to allow your pet to roam free you will be fined. This is also a city law and local Animal Control Officers may impound animals.

The following acts of a animal constitutes a nuisance: (a) it causes damage to the property of anyone other than its owner; (b) it causes

unreasonable fouling of the air by odors; (c) it causes unsanitary conditions; (d) it defecates on any common area and the feces are not **immediately** cleaned up by the responsible party, **do not let the feces accumulate**; (e) it barks, whines or howls, or makes other disturbing noises in an excessive, continuous or untimely fashion; (f) it is not on a leash when outside the owners home. **All animals must be on a leash when let out.**

Note: If you need any help with animals, domestic or wild, please call Bluffdale City Animal Control at 858-0504. We do not have provisions to pick up or house animals.

Clubhouse

Exercise Room: Please do not open the windows while exercising the temperature is set very low and it defeats the purpose of the heater/air conditioning. It is hard on the system and we have had issues already with it. On several occasions the exercise room has been left a mess with garbage and personal belongings. Please take time to clean up after yourselves and take home your personal belongings.

Clubhouse Scheduling:

The reservation of the clubhouse for events is now done by Julie Thornley (254-8997). Please remember that the clubhouse reservation includes the reception room and the kitchen only. Also please be aware that other Homeowners are allowed to walk through during your event.

Advertisers: For a flyer or ads to community cost \$50 for 2X2 or \$150 for Inserts Payable to Vintage on the Bluffs HOA.