



The Vintage Voice



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Editor's Note:

Welcome to those of you who have recently moved into Vintage on the Bluffs. We are excited to have you here.

Please take the time to read the Newsletter for it has much information and answers to questions some of you may have. There are many rules and issues that are a necessity to review in this Newsletter because some Homeowners have neglected them. Any violation of rules appropriate action will be taken.

Message from the HOA

President: Our 1st HOA President, David Nypower, was tragically killed in an auto accident April 1st. He had many wonderful things planned for Vintage on the Bluffs. He was a wonderful person who made our community a priority in his life. I am Tess, David's wife, when this happened the Board came to me and offered me the position of President

and I accepted. I am a native of Utah, but have lived in Arizona,

California and Missouri. I have recently retired from a Jr. management position with Delta Air Lines at the Salt Lake International Airport. David and I selected our unit at Vintage when the very first building was just being framed. We waited over 2 years for our unit to be built. We loved this development and know we have the opportunity to have the nicest neighborhood in the Salt Lake Valley. With your help, I know that we can accomplish the dreams that David had for our community.

Pool: Sariah 598-7533

Calendar

August:

2nd The Annual Night Out Against Crime. The police are encouraging us to leave our front lights on all night to show our support. If any of you would like to organize a group BBQ, the police are happy to give safety tips.

8th HOA Board Meeting, 7:00pm in the clubhouse. **This is an open meeting for the Community.**

Vintage on the Bluffs

Organization:

President: Tess Nypower

Vice Presidents:

Sariah Hurd
Aaron Thornley
Chris Miller
Ruth Rowley
Kyle McCutchan
Dave McGowan

Secretary: Scott Siebenhaer

Treasurer: Barbara Milne

Important Phone

Numbers:

Emergencies/Violations:

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

Clubhouse/Scheduling: Julie 254-8997

"Community Happenings"

Grounds: The HOA Board is still waiting for the expert review on the flood and sink hole issues that occurred last month. This is a priority for us and we will keep you informed.

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: 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.**

Clubhouse/Swimming

Pool:

Scheduling: The reservation of the clubhouse for events is now done by Julie Thornley (254-8997). Advantage Management has officially turned it over to her. Please contact her if you need to reserve the clubhouse. 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 to get to the pool or the exercise room during your event.

Exercise Room: Please do not let your children play on the exercise equipment they could get hurt. No food in the exercise room.

Thermostat: The thermostat in the clubhouse is set at a temperature that is cool enough for all activities. There has been on several occasions that the windows have been opened in the exercise room when the outside temperature has been over 100 degrees, which defeats the purpose of the air conditioning. Please leave the windows shut while it is so hot.

Pool: The swimming pool is for owners and their guests only! The owner must accompany the guest

while swimming. Please do not let anyone in even if they say they left their key at home, they need to go and get their own key and let themselves in.

Please make sure you pick up after yourselves and especially your garbage when swimming. The pool lady finds many items and especially band-aids. Please take care of them and throw them in the garbage instead of sticking them to the cement.

(As posted)

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.
- 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 then 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.

Please note the pool rules are posted on the outside of the clubhouse. Anyone not following these rules will be asked to leave.

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.

Lost and Found: There is a lost and found just inside the door of the clubhouse for those items left behind. If you do not claim them within five days they will be thrown out. Items of value that are found will be held by Julie (254-8997).

If you see uninvited guests in the clubhouse or at the pool please call our police dispatch at 743-7000.

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