



The Vintage Voice



Ahhh! Summer Fun!

Editor's Note: Please take time to read the newsletter for it has much information that some of you may have concerns or questions on. This is to inform our community of issues and items that are being or have been resolved.

MESSAGE FROM THE HOA BOARD:

Summer is upon us, and suddenly we are lingering outside in the evening, enjoying family, friends and neighbors. It is so fun to drive through the community and see neighbors visiting and barbecuing and enjoying the pool and playgrounds.

We have many things going on in the neighborhood. We are installing a fence on the property line between The Bluffs apartments and the Condo units in Phase 2. We will be installing wind fabric to help with the wind

problem on the southwest end of the community. We have two bike racks that we are going to put in for the residents use. (If anyone knows a scout that needs an eagle project, we would love to have them do the installation!)

Our new landscape maintenance company is working hard to make our common areas beautiful. The progress has been amazing and yet we still have a few things they are working on.

We are hoping to have a community breakfast in the latter part of July or August. Anyone interested in helping, please let a board member know.

I want to thank the rest of the board for their help and support. A big thank you to Jason and Kevin at Advantage for all the hours they spend on our community. I want to thank all the residents that help to make this the best community in Utah to live in!

Tess Nypower, HOA President

Special Notes:

***For those residents who have not picked up their new clubhouse key you must contact Tess Nypower at 254-5671.**

Vintage Organization:

President: Tess Nypower

Vice Presidents: Sariah Hurd, Julie Thornley, Chris Miller, Ruth Rowley, Dave McGowan

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

*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

Calendar

JULY 10th at 8:00 HOA

Open Board Meeting at the club house. This is an **OPEN** meeting for the all of the Community to attend.

Planting: We have passed a new amendment, that you may plant annual flowers....NOT VEGETABLES in your front gardens. You have to purchase them at your own expense and plant them yourselves. All weeding and care must be done **BY YOU THE RESIDENT** as our contract does not include hand weeding of gardens. You must also remove them immediately following the first frost in the fall. **All Vegetables must be grown in the back yards or on patios for the stacked units.**

Storage: There have been new trash cans put in some of the storage area below the stairs in the condo's.

This is for handicap use only!

****Issues the HOA Board gets complaints on, Please observe these rules!**

Grounds: If you want to make changes or add anything to the outside of the buildings or common grounds you must submit a proposal to the HOA Board for approval. Anything that would alter the unison of the area must have a proposal submission! Commons grounds include everything, but your fenced in back yard

Animals/Pets: *This is the responsibility of having a pet, you absolutely must clean up after them and have them on a leash at all times when outside!!!* We still have issues with animal clean up. You **must** clean up after your animal when it defecates in the common

area. ***You cannot leave the feces behind it is not sanitary for others that live here!!***

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.

Dumpsters: Please make sure your trash makes it in the dumpster and not on the ground!

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.
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.

Parking:

When using the overflow parking your vehicle must be fully operable and licensed. If your vehicle is broken down you must get it fixed in a timely manner or store it somewhere else until it is fully working.

Clubhouse/Pool

Exercise Room: Please make sure to wipe down your machine with the sanitary wipes after you are done exercising. Please do not open the windows the air conditioning is on.

Clubhouse Scheduling:

The reservation of the clubhouse for events is done by Julie Thornley (254-8997).

Swimming Pool:

It is great to have a place to cool down and relax on these hot summer days! Let us all take time to observe the rules of the pool so we can all have an enjoyable time. A couple of reminders about the pool area: **no smoking inside the pool area, no alcoholic beverages inside the pool area and if someone comes to the gate and does not have a key do not let them in or don't let them follow you in, they must have a key to get in!**

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.

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