



# The Vintage Voice



## 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; it has good information about our community. There are many rules and issues that are a necessity to review in this Newsletter because they have been neglected. Any violation of rules appropriate action will be taken.

Please take necessary steps to participate in making this a wonderful, beautiful community. Take ownership in our community's appearance, pickup trash, make sure your garbage gets in the bins, not on the outside. Talk to your neighbors. We can watch out for each other and work together to make Vintage on the Bluffs a wonderful place to live for everyone.

**Message from the HOA:** We had a wonderful summer season and hope all of you enjoyed the summer

fun especially the swimming pool!

We know there are some concerns that some of you may have. In August we had an open meeting for our community, although we appreciate those of you who came it was very poorly attended. We would like to encourage all those who can make our next open meeting that will be held **November 8<sup>th</sup> at 7:00pm.**

## Community Happenings

### Happy Halloween!

#### **Some safety tip to consider:**

Please remember to drive extra slow and careful for there are many children out that night trick or treating.

We would like to encourage all the residents to leave your front porch lights on to make this a fun safe holiday.

Please make sure there is a responsible adult with your children while trick or treating for their safety.

Make sure your children do not eat their candy until they get home and so you can make sure it hasn't been tampered with.

Happy Thanksgiving!  
EVERYONE PLEASE DRIVE SAFELY  
and don't forget the Turkey!

## Merry Christmas!

We hope all of you enjoy this wonderful time of year and travel safely. On behalf of the HOA we would like to wish you a very Merry Christmas and a Happy New Year!

### 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

**Pool:** Sariah 598-7533

### Calendar

**Nov. 8<sup>th</sup>** Open Board Meeting for the community at 7:00pm in the Clubhouse. Everyone is invited to attend.

**Dec. 5<sup>th</sup>** (Monday) Vintage on the Bluffs Christmas Social. Come to get to know your community and for yummy holiday treats.

# Community Guidelines

**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.

We also ask that you please take all your mail with you to your home and dispose of your junk mail properly.

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:** Recently we have begun to notice that many homeowners are using the space under the stairs in the Condo's as storage for various items. While these enclosed areas may look to be convenient for storage, there purpose is actually to help guide and assist handicap residents or visitors. As such they are required to be kept clear according with the Americans with Disabilities Act. We appreciate your cooperation with this regulation.

**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 have had some 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 animals may be impounded by local Animal Control Officers.

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

**Scheduling:** The reservation of the clubhouse for events is now done by Julie Thornley (254-8997). Please contact her if you need to reserve the clubhouse. .

**Exercise Room:** Please do not let your children play on the exercise equipment; they could get hurt. No food in the exercise room. Please clean up after your selves.

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