

The Vintage Voice

ISSUE 13

VINTAGE ON THE BLUFFS HOME OWNER ASSOCIATION NEWSLETTER

FALL 2008



The newsletter is published quarterly in effort to help keep you informed about your community.

A Message from the Board

We welcome your feedback! The Board, acting as the management committee for the community, is always interested in your thoughts and ideas regarding the maintenance of this beautiful community that we share in common.

Please contact us with any comments, questions, or concerns.

Unifying our community. It was good to mingle with many of you at our annual Summer breakfast. We appreciate the friendships that are developed as we associate together. The growing unity that is fostered by association is a potent force. With unity of purpose, even difficult challenges are easier to solve.

Think for a moment where we could be as a community a year from now if each of us took the time to meet just one new person each week.

We would like to offer this simple idea as a challenge. Let's work together to build a stronger and more unified community.

A top priority of the HOA Board is the community budget. The cost of maintaining our community is a concern to all of us as HOA members. The Board is continuing to look at ways to hold the budget in check.

Currently, we are looking at the water budget line and exploring the use of secondary water as a means to hold down the cost of water usage. We are still in the fact finding phase and do not yet know whether or not this is a viable

alternative in the short-term, but want the community to know that we are looking seriously at the issue.

Let's work together to build a stronger and more unified community.

We wish the best for you and your family.

Sincerely,
Your HOA Board



VINTAGE
ON THE BLUFFS
HOME OWNERS
ASSOCIATION

Did you know?
The newsletter is available online at:
www.vintageonthebluffs.com



Still need a new club house key?
Please contact Tess Nypower if you have not replaced your old club house and pool key.



Important Parking Announcement

Parking restrictions are in place by state and county laws to provide adequate room and access for emergency vehicles. Parking in the street is allowed for loading and unloading purposes ONLY!

As parking has continued to be a problem for the community, it has become necessary to contract with a towing company to enforce our parking restrictions.

Beginning November 1, 2008, cars parked in the street **are subject to towing without warning**. Please see the attached towing information sheet for details.

Changes to the HOA Board

New HOA Board Member. We are excited to announce that Stuart Pearson has volunteered to join the HOA Board. Stuart has agreed to become our new Grounds Officer. Should you have any concerns related to the grounds of the community, please contact Stuart at vintagehoagrounds@gmail.com. Please join the Board in welcoming Stuart to his new role!

Amenities Officer. With the addition of a new Board member, some changes to other roles have occurred. Ada Anderson is now the Amenities Officer for the community. In this role Ada will be in charge of all community amenities. Please contact Ada at vintagehoamenities@gmail.com if you need to reserve the clubhouse or if you have any questions about our community amenities.

Advantage Management Representative. Dennis Gallagher is our new representative for Advantage Management. Should you have any questions for Advantage Management, please contact Dennis at dennis@advantagemanagement.com or 866-500-7368.

HOA Meetings

HOA Meeting Schedule. The HOA Board holds monthly meetings on the second Wednesday of each month at 7:30 p.m. in the clubhouse. If you have items that the Board needs to discuss, please notify a Board member one week prior to the meeting.

Open Forum Meeting. The next Open Forum meeting will be held Wednesday, December 10, 2008 at 7:30 p.m. in the clubhouse. This is our annual HOA meeting and we invite all residents to attend.

If you have items that the Board needs to discuss, or if you would like to be heard by the Board, please let Tess Nypower know by December 3, 2008 so it may be added to the agenda.

Pets

Leashes. Please remember that pets **MUST** be kept on leashes at all times when in common areas.

Feces. We continue to have problems with people not cleaning up after their pets. Please be courteous and take care of this matter! Residents found not cleaning up after their animals will be fined \$50.

Need Extra Money?

In an effort to keep our operating costs as low as possible, the HOA Board has chosen to employ members of the community to do small jobs.

This costs the community substantially less than hiring these services out. We currently have openings for two positions:

General Maintenance. We are in need of a general "handyman." This position involves items such as emptying the handicap trash cans and changing out light bulbs.

Clubhouse Cleaning. We are in need of someone to clean the clubhouse. This involves regular cleanings of the entire clubhouse and an annual deep "spring cleaning."

If you are interested in applying, or need more information, please contact Advantage Management.

HOA Board Officers and Important Contact Information

HOA BOARD

CONTACT INFO

Tess Nypower
President

vintagehoapresident@gmail.com
801-254-5671

Ed Cable
Treasurer

vintagehoatreasurer@gmail.com

Natalie Monson
Secretary

vintagehoasecretary@gmail.com

Scott Siebenhaar
Safety/Pool

vintagehoasafety@gmail.com

Stuart Pearson
Grounds

vintagehoagrounds@gmail.com

Chris Miller
Communications

vintagehoacommunications@gmail.com

Ada Anderson
Amenities

vintagehoamenities@gmail.com

ADVANTAGE MGMT

CONTACT INFO

Dennis Gallagher

dennis@advantagemanagement.com
866-500-7368

Jason Sucher

jason@advantagemanagement.com
866-500-7368

PUBLIC RESOURCES

CONTACT INFO

Sheriff

801-254-0167

Animal Control

801-858-0504