



# THE VINTAGE VOICE

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**\*Editor's Note:** Please take time to read the newsletter, 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. We do have a webpage for your review with much of the same information:  
[www.vintageonthebluffs.com](http://www.vintageonthebluffs.com)

## MESSAGE FROM THE HOA BOARD:

We hope all of you had a wonderful summer and we look forward to a beautiful fall! We had some fun community events like the breakfast and the garage sale. Watch for more of these events to come. It is nice when you can drive or walk down the street and wave to someone you met at these events.

### 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 have not picked up your new key contact Tess Nypower 254-5671.**

### Calendar

**October 23<sup>rd</sup> at 8:00 HOA Open Board Meeting** at the Clubhouse. This is an **OPEN meeting for the all of the Community to attend.** We have had many rumors and issues going around our community that are misguided. Please take the time to attend these open meetings so you will get the correct information or your questions and concerns answered properly.

## Community Happenings

### **Special Notes:**

1. **Important Notice:** The Board would like to extend a big thanks to Dave McGowan for all his work. Dave and his family are moving to West Palm Beach, Florida. The Board will be accepting letters of interest to fill the interim term (October 23, 2006 to January 31, 2007). All letters need to be delivered to Tess Nypower, 1523 Napa Avenue or Julie Thornley 14076 Sonora Way bldg E, by October 15<sup>th</sup>, 2006. Please include your email address and phone number.
2. With the fall weather here our landscape company, A Cut Above, is only mowing every other week now and they have cut back on the watering. (FYI)
3. Vintage on the Bluffs Home Owner's Association Board Elections will be held on January 9th, 2007. There are 7 board positions. As designated by the CC&R's of our community, each term of service is 2 years. After

the seven members of the board are selected, 4 terms will remain 2 years and for just this election 3 terms will be adjusted to 1 year. After this election all terms will be 2 years. This will create continuity necessary as board members enter and exit board positions. This follows the pattern set by other HOA's and city, county, state and federal government. Residents that wish to run for a board position need to submit a letter of interest to Jason Sucher at Advantage Management, P.O. Box 1006, Orem, Utah 84059-1006 by November 20, 2006. If they wish to announce their candidacy in the December newsletter, they will need to provide (at their own cost) flyers to be attached to the December newsletter. This will need to be to Julie Thornley no later than November 30, 2006 or they will not be included with the newsletter. To run for a board position you must be an owner in good standing (all fees must be current) and only one person per household can hold a board position. Assignment of duties and term length will be decided within the board at the organizational meeting following the election. **This is a volunteer organization. Board members do not receive a salary; do not receive a waiver of fees or payment of any kind..... except the "thank you"s from residents!**

## Community Points of Interest

**Storage:** The trash cans under the stairs are for handicap use only! We are finding people are using them who are not authorized. Please be considerate and take your own garbage to the dumpster if you are not set up for this service!!

**Grounds:** Any changes to the exterior of the building or the open areas needs to be submitted to the HOA board **before** any work is started. The proposal will be heard at the next board meeting and the board has 30 days to respond with its decision. Proposal forms can be found on the kitchen counter in the clubhouse or on the website. Anything that would alter the unison of the area must have a proposal submitted. Common grounds includes everything, but your fenced in backyard on the ground to the height of the fence. If ever in question just ask a board member.

**Animals/Pets:** *This is the responsibility of having a pet here in our community, you must clean up after them and they must be on a leash at all times when outside!!* 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 fined.

**Dumpsters:** Please make sure your garbage makes it into the dumpsters. We are finding a large amount of trash and feces on the side of the dumpsters.

**Parking: Reminder** that all vehicles parked in parking spaces must be registered and operable or they

are subject to towing. Effective February 2005.

**Exercise Room:** Please make sure to wipe down your machine with the sanitary wipes after you are done exercising. .

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

**Swimming Pool:** Closed for the winter! A fun summer was had by all who took a dip in the pool.

## Accomplishments

What has happened in our community since you moved in a couple years ago? Here is the run down:

\* Our clubhouse had very little furniture and we were able to purchase a couch, love seat, tables, and lamps for the lobby. Artwork and wall hangings for the lobby was donated by the Nypower family in memory of David Nypower, our first HOA president. We purchased vinyl benches and fans for the workout room. We had a resident donate a punch bag and stand. Out on the pool deck, some mystery person donated umbrellas for our table sets!! Thank you!

\* Amenity signage was added in front of the clubhouse and "No Parking" policy signs were installed at each entrance.

\* We selected a new snow removal company and a landscape maintenance company for the community. The improvements have been very noticeable.

\* Fencing has been installed between the Bluffs apartments and our stacked units in the Southeast

portion of the community to address security issues.

\* Mesh fabric has been installed in the Southeast fencing surrounding the playground to reduce the wind issues and to provide safety for that play area.

\* The Website was created and is continuing to be added to and improved. Visit it at [www.vintageonthebluffs.com](http://www.vintageonthebluffs.com).

\* A walk through with Trophy Homes and the management company and several board members happened in August. Trophy has agreed to fix many of the issues from that walk through. Trophy checked the drain and replaced the soft fall material of the playground on Cabernet. They are going to provide the paint for exterior of the buildings where doorways are weathering. They are addressing issues of ground settling affecting several driveways and walkways, plantings on the South east hillside and the hillside deterioration behind building P.

\* Two bike racks were added to the community, providing a place to lock bicycles up on the ground level and keep the under stairs areas clear to comply with the new ANSI laws addressing handicap access.

\* Handicap signage, walkway paint and handicap trash containers in stacked units were added to comply with ANSI laws. *We ask that only residents needing assistance use the handicapped trash containers. These containers are not large enough for general use. THANK YOU!*

\* *Guidelines* for planting annual flowers in the shrubbery beds were approved. Residents may plant annual flowers if they do so at their own cost and they weed and maintain them and remove the plants after the first frost of autumn. Perennials may not be added to shrubbery beds. Flowers or manufactured tree rings are not

allowed to be added to natural rings under trees.

\* Solar address signage (like the one at 1519 Napa) was approved. If you are looking at a different type of signage, it must be submitted on a common area proposal before installation.

There are many other improvements that residents have requested and the board would love to do but, we do not have funds for yet, i.e. gazebos over the picnic tables, benches for 2 of the playgrounds. We have suggested that those residents may want to organize a fundraiser for those projects. Let us know if you have any ideas.

**The Board members, Tess Nypower, Dave McGowan, Scott Siebenhaar, Chris Miller, Sariah Hurd, Julie Thornley and Ruth Rowley have donated many hours to this community. Each and every one of us loves this community and we work each day to make it the best community to live in. We are all residents like you trying to work together to make our community better. We hope that you know that no decision is made lightly. We realize that we cannot please every resident, but we sincerely try to have a positive impact on our community and to improve our property values. We**

**are here to serve you, as friends and neighbors.**