



# THE VINTAGE VOICE



**\*Editor's Note: THIS NEWSLETTER HAS IMPORTANT NEW INFORMATION,** please take time to read the newsletter, it has much information that some of you may have concerns or questions on. We do have a webpage for your review with much of the same information:  
[www.vintageonthebluffs.com](http://www.vintageonthebluffs.com)

## Vintage Organization:

**President:** Tess Nypower

**Vice Presidents:** Sariah Hurd, Julie Thornley, Chris Miller, Natalie Monson, Ed Cable

**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

## Calendar

**Vintage HOA Open Forum meeting, Monday October 8<sup>th</sup> at 8:00 in the clubhouse. Everyone is invited to attend.**

## MESSAGE FROM THE HOA BOARD:

Dear residents,  
 Can you believe that fall is here already? It seems that summer has come and gone quicker than ever this year. It has been a busy season for the HOA board and we wanted to let you know what was accomplished this spring and summer season.

In an effort to stretch our budget as far as possible, the board members have donated many hours of their time and much physical labor to make these projects possible.

- The spring started out with a community clean-up project in which the board and several residents participated. Among other activities, the majority of that project was devoted to spreading new bags of bark in planter beds around the community.
- A community painting project was organized where the board provided paint and painting supplies so residents could paint their outside doors and trim. For residents who did not get their paint at that time (or of your color was unavailable) you can obtain it from the board at our monthly board meetings.
- The southeast tot-lot was completely redone. The playground equipment was relocated and the soft fill area reduced to limit the spreading of the soft fill material throughout the community from the constant winds. Where ever possible, the board provided the physical labor and expertise to keep the cost of the project as low as possible. An example of this would be the installation of the sprinkler system and the assistance of community members to help lay the sod. The project turned out fantastic and the problems in the area have finally been resolved. If you haven't seen the results yet, go take a look!
- Our second annual community breakfast was a hit this year! We had a great turnout and enjoyed

good company and good food cooked and served by the board.

- The board was approached by a Boy Scout who asked if he could provide service to the community as part of his Eagle Scout project. The project involved staining the wood arbors throughout the community.

We feel that these improvements have helped to enhance the community and hope that you agree. We hope the activities we plan help you enjoy where you live and give you an opportunity to know your neighbors.

The board welcomes your feedback and wants everyone to know how much each of us cares about our community and residents. We look forward to great fall and winter season. Keep a watch out for announcements about our annual Christmas social!

Chris Miller  
 HOA Vice President of Safety

All Board members can be contacted through our website  
[www.vintageonthebluffs.com](http://www.vintageonthebluffs.com)

\*The round about is one way, please enter going to the right at all times, do not take short cuts or someone will get hurt.

\*If there is ever lights out around your home or driving through the neighborhood, please contact us through the website.

\*We are still working with Trophy to get the right color scheme for some of the outside doors. If you still need paint and we have your color, you can pick that up at the Board meetings each month.

## Note on BUGS:

If any residents need the interior of their units sprayed for bugs please call Buffo's at 801-373-3940. This is part of the contract we have with them at no additional cost.

# Community Happenings/ Points of Interest

## Moving/Selling:

There is an increasing number of Pods used for residents that are moving. They must be completely within your driveway for the townhomes or in a visitor stall for the stacked unites. They cannot extend over the walkways or into the street. Please arrange to have them placed as close to your moving date as possible and removed immediately when filled. Thanks!

When selling your home, please advise your buyers and your realtor to contact Advantage Management for insurance and statistical information. Their number is 801-235-RENT. Also please be considerate when placing your for sale signs. Do not block your neighbor's windows. We get a lot of complaint calls about this.

## Garbage:

Cigarette butts are becoming a problem. Please dispose of cigarette butts properly. You can be fined \$50.00 each time you fail to clean up after yourself.

## Animals/Pets:

We continually receive complaints that residents are not picking up after their pets. If you own a pet, you must be responsible and pick up ALL dropping at the time it happens. Please don't leave it to pick up later. It is annoying to non-pet owners. We have many children in our complex and it is not only an issue of courtesy, but sanitation also. You can be fined \$50.00 each time you fail to clean up after your pet.

Remember your pet must be on a leash and you must clean up after your pets immediately.

## Storage:

**DO NOT STORE ANY ITEMS UNDER THE STAIRS OF THE STACKED UNITS. THIS IS A**

**FIRE AND DISABILITIES ISSUE AND IS GOVERNED BY LAWS, NOT JUST OUR CC&R'S. THE ONLY ITEM THAT CAN BE THERE IS THE HANDICAP ACCESS TRASH BIN. You will be fined for any other items, i.e. chairs, bikes, toys, strollers, etc.**

The trash cans under the stairs are for handicap use only! Please be considerate and take your own garbage to the dumpster if you are not set up for this service!!

## Parking:

Our CC&R's state we do not have Recreational or Commercial Vehicle parking in the complex. We are aware that recreational vehicles need to be close to your home during unpacking and packing. Please be considerate of your neighbors, making sure they don't block sidewalks, driveways, etc. We also ask the neighbors to be understanding, too. If we all try to communicate with each other, we can all enjoy being part of this great community.

The CC&R's allow curbside parking only for loading and unloading. If you or your guests car is found parked on the curb overnight you will immediately be fined \$50.00.

## Grounds:

If you have landscaping issues please send an email to Grounds VP and we will get that information to A Cut Above. Please do not stop the workers and ask them to fix things or do things. They are instructed by their employer to only take directions from him. This is the only way they can complete their work and that the owner of A Cut Above knows what works needs to be addressed in our community. Thanks for your consideration.

**Swimming Pool:** What a fun pool season we had!! We all enjoyed a dip in the pool.

**Safety:** For any safety issues or concerns please contact Chris Miller through the Community website  
[www.vintageonthebluffs.com](http://www.vintageonthebluffs.com)

## Common Area

### Changes:

Any changes to the exterior of the building or the open areas need to be submitted to the HOA board **before** any work is started. 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 include everything, but you're fenced in backyard on the ground to the height of the fence. If ever in question just ask a board member.

**Dumpsters:** Please make sure your garbage makes it into the dumpsters. We are finding a large amount of trash on the side of the dumpsters. Just open the gate lift the lid and throw it in!

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

**Clubhouse:** If you are in the clubhouse and you find something of concern please contact Julie Thornley (254-8997) to take care of it. Reservation of the clubhouse for events is also done by Julie Thornley (254-8997).

**Fines and Fees:** The HOA Board has approved a standard fine for parking, pet and noise violations. Each occurrence will have a \$50.00 fine. These fines will be billed by Advantage Management and will be due and payable upon receipt. Accessed fines that remain unpaid after a period of 3 months will result in a lien against that owner's property. Please make sure that you understand the rules. The newsletter explains rules and restrictions. If you have a question, please contact a member of the HOA Board.