



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 all the information:
www.vintageonthebluffs.com

Vintage Organization:

President: Tess Nypower

Vice Presidents: Julie Thornley, Chris Miller, Natalie Monson, Ed Cable, Ada Anderson

Secretary: Scott Siebenhaar

Important Numbers:

Emergencies/Violations:

Tess Nypower 254-5671 or

Jason Sucher at Advantage Management
(801) 235-7368

Clubhouse/Scheduling:

Julie 801-766-8997 *new number

Pool: Ed Cable

Animal Control: 858-0504

Community Spring clean-up April 12th, Saturday, meet at the clubhouse, 9:00am

Painting of the walk way trellises by the Young Mens group.

NOTES/REMINDERS FROM THE HOA BOARD:

We would like to officially welcome Ada Anderson to the Board, we are excited to have her, and she will be over Grounds.

****1. Pet owners please "spring clean" after your pets and that ALL PETS MUST BE ON A LEASH.**

This is a huge problem and we are receiving lots of complaints. Clean up after your pet when it happens!

****2. We are experiencing lots of on the street parking and many cars are parking on the landscaping and in front of stop signs.**

Please be considerate and obey the rules of the community. Violation notices will be given out and fines assessed.

****3. At 7pm on April 14th, State Farm of Riverton has offered to come to the clubhouse and do Condo/Townhome insurance reviews for our residents. They will review your policy and advise you of your insurance needs. This will be for 1 hour prior to the Open Forum Meeting at 8pm.**

****4. Remove your Christmas lights off the trees, it will kill them.**

****5. Please throw your cigarette butts in the garbage, not on the ground.**

All Board members can be contacted through our website
www.vintageonthebluffs.com

Calendar

-Annual HOA Meeting: April 14th at 8:00pm in the clubhouse, open forum.

-Pool opens around Memorial Day, May 26th.

-Service projects by the Church:

Reminders:

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

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

Safety:

Playground Fencing

The fencing mesh wind fabric for the playground at south-east end of the community was removed without permission by a resident on November 28, 2007.

The fencing wind fabric was installed with a two-fold purpose: to reduce the wind in the area and to provide a safety barrier to prevent children from accessing the steep hillside beyond the fence.

Until the fencing mesh wind fabric is reinstalled, please accompany your children at this playground.

-We still need block leaders for the CERT program, if you are interested please let the Board know.

For any safety issues or concerns please contact Chris Miller through the Community website

www.vintageonthebluffs.com

Parking:

Now that winter is upon us we will be having the snow removal company plowing the streets after a storm. For this to be done accurately and right, do not park on the streets!

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.

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.

Garbage/Dumpsters:

-There has been a concern with all the garbage that seems to blow around the community. Some suggestions that would be helpful would be first of all bag all your garbage whether it is your personal can or the dumpsters, tie the bag shut, and make sure if you are throwing it in the dumpsters that it actually makes it in the dumpster.

-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.

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!

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 droppings 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!!

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. Thanks for your consideration. We have a new landscaping crew and they have already been out working on the area the company is Ace.

Clubhouse: Turn out

Lights!

If you are in the clubhouse and you find something of concern please contact Julie Thornley (801-766-8997) to take care of it.

Reservation of the clubhouse for events is also done by Julie Thornley (801-766-8997).

Exercise Room:

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

No food in the exercise room. No child that is unsupervised by an adult is allowed in the exercise room. They must have an adult with them.

Please be considerate of those that have the Clubhouse front room rented for an event.

Swimming Pool:

Get ready for summer heat the pool will open around Memorial Day, May 26th.

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.

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.