

GRANDVIEW ACRES NEWS AND VIEWS

April 2013 ★ 3796 Quincy Avenue, UT 84403 ★ Ph: 392-2519

We would like to invite all home owners to join us for our HOA meeting on April 11th at 6:30 p.m. We will be voting on a new bylaw change. We would like to change the way we handle renters. Instead of doing it on a case-by-case basis, we would set a 10% limit. The main benefits are as follows:

- It would keep the number of rentable units low.
- It will help keep Grandview FHA approved.
- It removes any sort of discrimination or bias because everyone has a fair shot.

The proposed bylaw change is longer and full of a ton of information but we strongly encourage you to read through it all. For example, here is one of the changes:

Restrictions Not Applicable. The rental restrictions contained in this Amended Declaration shall not apply: **(a)** if a unit owner is a member of the military and is required to move from the unit during a period of military deployment and desires to lease the unit during the period of deployment; **(b)** if a parent, grandparent or child leases their unit to a family member who is a parent, grandparent, child, grandchild, or sibling of the owner; **(c)** to an owner if an employer relocates an owner for a period of less than two years; **(d)** if a unit owner moves from unit due to temporary (less than three years) humanitarian, religious or charitable activity or service and leases the unit with the intent to return to occupy the unit when the humanitarian, religious or charitable service has concluded, or **(e)** to a unit owned by a trust or other entity

created for estate planning purposes, if the trust or other estate planning entity was created for estate of the current resident of the unit or the parent, grandparent, child, grandchild, or sibling of the current resident of the unit.

We hope all are enjoying the beautiful days spring has to offer. With warmer days in sight it is a great time to clean up flower beds, porches, and front and back patios. Please be sure to take responsibility for your area and make sure this cleanup gets done. If you need the dump truck make arrangements with Cheryl. Please don't leave any of your spring cleanup garbage on the street since it makes everything look unattractive. Also if the carpeting on your stairs is torn and looking ragged please replace it; it is the owner's responsibility. This must be done by April 30th. If it is not, you will receive a warning letter and then a fine. If there is any maintenance that needs to be done on your building please let Cheryl know.

Remember to close your water taps. Pineview water goes on April 15th. If your taps are not closed your yard will flood. Any damage caused by your negligence will be your responsibility.

IF YOU ARE NOT PLANNING ON ATTENDING THE APRIL MEETING PLEASE DETACH THIS BALLOT AND VOTE FOR OR AGAINST AND DROP IT OFF AT THE OFFICE BY APRIL 11, 2013 BY 5:00 P.M.

BALLOT 4/1/2013

FOR THE NEW RENTAL AMENDMENT ()

AGAINST THE NEW RENTAL AMENDMENT ()

Please clean all rust and dirt off the siding of your building. CLR works great to get the rust and water stains off. Spraying your building off with the hose is also very helpful. Make sure to check under bathroom windows for rust stains, as it's a common place for this to happen. Cleaning our building helps the siding last longer. This must be done by April 30th. If it is not, you will receive a warning letter and then a fine.

Please make sure to pick up your pet's feces. Others do not appreciate stepping in it and the lawn care people don't like it being flung up when mowing the lawn. Your HOA dues **do** cover lawns to be cut and leaf removal. They **do not** cover pinecone and pine needle pick up and it does not include weeding of flower beds. We expect the homeowner to take some responsibility in maintaining their limited common area. Our management committee understands that most people that live here are on a low budget and give you these responsibilities to help keep costs low. Please take some pride in where you live.

Parents, please be responsible for your children. Do not let them play on other owners porch's and assigned areas. It is extremely rude and inconsiderate. We need everyone to respect the privacy of their neighbors. **Do not** walk in people's backyards or cut through fences. Please be aware of your neighbors and report any behavior your feel uncomfortable with to the police.

Reminders

- Remove garbage cans by Tuesday night.
- Drive slowly and watch out for children walking to and from the bus stop and children at play.
- Leave Porch lights on at night.
- Park in assigned stalls, do not park on road.
- Put any tree limbs by the street to be picked up.
- Keep your dog on a leash at all times.
- No open fires permitted in Grandview Acres.

Important Make sure that you have a current HO6 condo insurance policy, which is called coverage A. It is your responsibility to have this as a home owner. Be sure that your insurance has a loss assessment covering a 10,000 dollar deductible. You may contact Parker at American Family Insurance if you have questions. His number is 801-475-5765. This is not optional it, and it is a state law. Grandview Acres Association is not responsible if you neglect obtaining proper coverage.

Cheryl's hours will change the 1st of April. Her new hours are Monday to Thursday from 11 am – 5 pm. You may contact Cheryl at the following:

Office: 392-2519

Cell: 791-2866

Or email her at:

grandviewacres@gmail.com

We would also love to have your email addresses for an easy way to get in touch with you.