

GRANDVIEW ACRES NEWS AND VIEWS

April 2014 ★ 3796 Quincy Avenue, UT 84403 ★ Ph: 392-2519

Our semi-annual meeting will be held on April 10, 2014 at 6:00. We encourage all home owners to come and be part of the meeting. We will serve light refreshments.

Spring is here please make sure to pull all weeds in your limited common area. All porches and patios need to be clean and attractive. If you have stuff to throw away please call Cheryl for the dump truck. **All play equipment and toys need to remain on limited common areas.** It is extremely important that all lawns remain free and clear of hoses and toys because Yard Masters will begin mowing in the next few weeks. **If your lawn has anything on it Yard Masters will skip your yard that week.** They will mow on Thursdays this year. Please do not water your lawn the night before. Also be sure to have all pet feces picked up.

As many of you know these condos are old and have older sewer pipes. It is extremely **important that nothing other than toilet paper and human waste is flushed down the toilets.** We have had many sewer calls lately and our plumbers have been finding all sorts of things that should not be flushed in the toilet or put down drains. **Do not put diapers, paper towels, flushable wipes, condoms, tampons, pads, grease, or anything else down any of the pipes in your home.** The pipes cannot handle these types of items. It is a good idea to put hair catchers in the tub drain to prevent it from getting plugged. Bleach can also be poured down the pipes to help them stay clean. **Harsh drain cleaners should never be poured down the pipes.** If you notice any slow/backup in your unit please notify Cheryl or Anne. If we are unavailable and you need attention immediately you may call a plumber and then ask the board to pay for it. If you notice sewer or other water coming up from the ground (even if it is not your home) please let us know.

If you have a basement with a sump pump make sure that it is newer, is in working condition, and installed correctly. The association's plumber was very concerned

with a recent sump pump he saw while he was on the job here. He has seen a home burn to the ground because of an older sump pump.

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 and it is a state law. Grandview Acres Association is not responsible if you neglect obtaining proper coverage.

Parents, please be responsible for your children. Do not let them play on other owners' porches 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 you feel uncomfortable with to the police.

Please keep an eye out for anyone that looks out of place or suspicious here in Grandview Acres and at the elementary school. Do not hesitate to **call 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.
- Park in assigned stalls, do not park on road.
- All vehicles must be in working order and registered.

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
or email her at:

Cell: 791-2866
grandviewacres@gmail.com