

GRANDVIEW ACRES NEWS AND VIEWS

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

We would like to thank all home owners who attended our April semi-annual meeting last Thursday. At the meeting we went over the financials and minutes of the last meeting. We also explained that we have saved about thirty thousand dollars for improving our gutters. We plan to improve the gutters by sloping them more. Some of the gutters will have asphalt in them and others will have grass. If you would like to understand this more, you may contact Cheryl for a further explanation. I would like to remind all owners that our semi-annual meetings are held so that the committee can inform everyone about our finances and about the improvements that will be made. It is also a time for voting to take place on issues that may arise and for new committee members to be elected. It is not a time for owners to complain. If you have a complaint please put your complaint in writing so that it may be addressed in a regular monthly meeting.

There was also some discussion at our meeting about pets roaming the neighborhood. We would like to remind all owners of the Association's rule concerning pets. The rule may be found on pages 11-13 of the Rules and Regulations and on page 38 of the CC&Rs. Here is an excerpt of the rule, "Pets. No pet shall be kept or harbored in the project unless the same in each instance be expressly permitted by the management committee. In no event shall pets be permitted in any of the common areas and facilities of the project unless carried or upon a leash. The owner shall indemnify the committee and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any pet in the project. Two pets may be authorized." Please review these rules if they apply to you. Also, please be responsible in picking up all pet feces in a timely manner. If any home owner witnesses someone in violation of this rule, please take a picture or get another owner to verify and

then submit the proof and a letter of complaint to the management committee. Ogden city also has a pet ordinance that needs to be followed. A 25 dollar fine will be given to those in violation of this rule.

Please remember to make sure your secondary water taps are closed. Pine View water will be coming on within the next week. Please remember that as a home owner you are responsible for keeping your lawn area watered. Pine View has asked that we not start watering until after May 1st. There is to be no watering between 10 a.m. and 6 p.m.

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. Each owner needs to comply in cleaning their area by May 14, 2014 or a 25 dollar fine will be given. We will be giving a 25 dollar gift card for the **most improved yard**. If you are in need of help please contact Cheryl and she can give you contact information of someone who can help you.

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. **No pools or swing sets are permitted on common area.**

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