

GRANDVIEW ACRES NEWS AND VIEWS

April 2015 ★ 3796 Quincy Avenue, UT 84403 ★ Ph: 392-2519

We would like to invite all residents to join us for our semi-annual meeting on April 9th at 6:00 p.m. at the Recreation Hall. Light refreshments will be served and we encourage all owners to come and participate in this meeting.

We hope everyone is enjoying this beautiful weather. Please make sure that your porches and assigned limited common area are free of debris. Please weed your flower beds and make sure that the overall appearance of your unit is clean. If your porch carpet is in need of repair, a cheap and quick fix is to purchase a carpet at a Home Improvement store. Curb appeal is very important in keeping our condos at a higher market value.

The water will be turned on around April 15th. Please make sure that your water taps are closed. If your taps are not closed your yard will flood. Any damage caused by your negligence will be your responsibility.

We will be fertilizing and weed feeding the lawns after the water is turned on. Please make sure your area remains clean and clear of any and all toys, furniture, etc. Yard Masters will begin mowing in the next couple of weeks. All pet feces must be picked up right after the pet has done their business. The lawn crew should not have to deal with pet feces being flung in their faces. Please remember that the following is our pet bylaw: "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." Some pets have been struck by vehicles or almost struck. Please be a responsible pet owner.

The HOA carries a blanket insurance policy for the whole Condominium complex. However, it is a law that each owner has their own HO6 policy. The individual plan covers the inside of your unit, belongings, and some of the outside perimeter of your unit. 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. We need each home owner to submit a copy of their insurance policy. You may contact your insurance and have it emailed by your agent, submit a hard copy in the office or drop box. We will assess a monthly fine of 25 dollars starting May 1st if the insurance policy is not turned in.

If you become 300 dollars or more delinquent on your account and you have not discussed a plan with the management committee you will be sent to collections. Collections fees will not be waived for any reason.

Please only park in assigned parking places. If you have guests with nowhere to park please have them park by the office or park your vehicle there so that your guest can use your spot. Parking is limited and we would prefer people to not park on the sides of the road.

There is a new program that Ogden City has called Cyber Watch. It is an online neighborhood watch that notifies residents of crime in the area.
http://police.ogdencity.com/cyberwatch/cw_signup.html

Cheryl's hours change April 1st. She will be working Monday, Tuesday, Wednesday, and Thursday from 11-5.

Cheryl may be contacted at

Office: 392-2519

Cell: 791-2866

Anne Oakes may be contacted at
801-721-0872