

# GRANDVIEW ACRES NEWS AND VIEWS

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

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We would like to thank all home owners who attended our April semi-annual meeting. At the meeting we went over the financials and minutes of the last meeting. We discussed our current tree issue and explained that we have been advised to remove several of the trees and to trim many of them over the course of the next several years. Several years ago (20+ years ago) someone came in and topped many of the trees; this has caused them to rot on the inside. We plan to plant trees to replace the ones that we have to remove. We also discussed how we have recently taken over removing snow from everyone's sidewalks. Both of these of these jobs cost a lot of money. To accommodate for these added expenses we will be raising maintenance fees to 125.00 a month starting July 1, 2015. Those at the meeting voted and all those present were in agreement of raising the fees. We understand that many are on tight budgets and hope that all home owners know that we strive as a management committee to keep maintenance fees down. Our fees are considerably low compared to many other HOA's especially given how old and how much land our development has.

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 31, 2015 or a 25 dollar fine will be given. 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 has started mowing. **If your lawn has anything on it Yard Masters will skip your yard that week.** They will mow on Friday this year. Please do not water your lawn the night before. Also be sure to have all pet feces picked up.

**No pools, swing sets, or play equipment are permitted on common areas.**

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 access a monthly fine of 25 dollars starting May 1<sup>st</sup> if the insurance policy is not turned in.

It is also important that each home owner signs the paper saying that they have read and understand the Bylaws and Rules and Regulations. (handed out in a previous newsletter or can be picked up in the office) This also needs to be done by May 1<sup>st</sup> 2015 or a fine of 25.00 will be added to your account. Please remember that 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 remember to bring your trash cans in by Tuesday night.

Cheryl's hours changed the 1<sup>st</sup> 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](mailto:grandviewacres@gmail.com)