

GRANDVIEW ACRES NEWS AND VIEWS

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

We would like to welcome all our new home owners to the neighborhood. We hope you all enjoy living here as much as we do. **Please remember that HOA fees go up to \$125.00 on July 1, 2015.**

We have updated and improved our website, grandviewacres.org. The website has the Bylaws, Rules and Regulations, emergency numbers, and much more. Feel free to check it out. If you do not have internet access you may pick up copies of the Bylaws and Rules in the office. If you have any questions, suggestions, or requests please submit them in writing to Cheryl or in the drop box so the Management Committee can address them at their next meeting. If you have an emergency please contact the person that is needed on the back of this letter.

Please keep all pets on a leash when they are being aired. We have received some complaints about some of the pets running loose and causing problems and even causing injury to other pets. If you are a pet owner it is your responsibility to read and understand the pet rules for Grandview Acres. If you haven't turned in their Ogden City Animal License documentation with rabies and other vaccinations, please turn them in by the end of July 2015 or you could be subject to a fine.

Summer 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. Fines may be given if your area is not clean and clear of debris after receiving a personal letter and a time limit. If you are in need of help please contact Cheryl and she can give you contact information of someone who can help you.

It is extremely important that all lawns remain free and clear of hoses and toys. **If your lawn has anything on it Yard Masters will skip your yard that week.** They will mow on Thursdays this year. The HOA hired Yard Master to take

care of only mowing the lawn and leaf pick up. We each only pay \$6.40 each week for the lawn to be cut. They aren't responsible for flower beds and limited common areas. Please call Bryce at 801-732-1200 if you would like to pay for extra work to be done. 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.** Please be sure to water your area and to follow the water restrictions. Remember we are in a drought so please conserve water.

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 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, or submit a hard copy in the office or drop box. Fines of \$25 dollars are now being issued to those who haven't submitted a copy of their insurance policy.

It is also important that each home owner signs the paper saying that they have read and understand the Bylaws and Rules and Regulations. (The paper can be picked up in the office) Fines of 25 dollars are now being issued to those who have not signed the paper. 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. ----- Cheryl's 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