

# GRANDVIEW ACRES NEWS AND VIEWS

July 2018 ★3796 Quincy Avenue, UT 84403★Ph: 392-2519

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We hope everyone is enjoying their summer and staying cool. We appreciate all those who have been making improvements to their area and keeping things clean. Curb appeal is essential in keeping all our condos at the highest market value.

Please remember to water your assigned area and work with your neighbors to water areas in between your units. Watering a little longer and deeper and less frequently is best for the lawns. It helps the grass grow longer roots. Please do not water your lawn on Wednesdays. It is easier for the lawn company to mow when the ground isn't soaked. 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 deductible. 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.

We recently had a fire in one of our units. It was caused by a hot laptop charger. It was because of the quick actions of the resident, his neighbors, and the fire department that the fire didn't spread throughout the whole building. Please keep in mind that these condos are old and it would be a good idea to have the electrical wires check by a professional. We recommend Master Electric. It would also be a good idea to have a fire extinguisher on hand as well.

We have recently revised our Rules and Regulations. The revised version may be accessed on our website. We will fine for any and all rules broken. The fines

are now \$50.00 per incident. If fines are not paid after six months we will put a lien on your condo. At that point we may move for eviction. Please take the time to read and understand the HOA Bylaws and Rules and Regulations. They can be found on the website.

If you become \$300 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.

We have recently had some criminal activity in our neighborhood. It is extremely important that we, as home owners of Grandview Acres, do our due diligence and call the police when we see criminal behavior. The police are here to help us. Please also journal suspicious activity with time, date, and what was witnessed. We can only clean up our neighborhood if we are all willing to do our part.

## Reminders

- **No Tampons down toilets. Only biodegradable toilet paper.**
- **Bring trash cans in by Tuesday night.**
- **Quiet hours are 10p.m. - 8a.m.**
- **Drive slowly and watch out for pedestrians and children at play.**
- **Pick up smaller branches and put them in trash cans.**
- **Keep your dog on a leash at all times and follow pet rules.**
- **Call Cheryl if you need dump truck to throw stuff out.**

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](mailto:grandviewacres@gmail.com)