

GRANDVIEW ACRES NEWS AND VIEWS

March/April 2019 ★ 3796 Quincy Avenue, UT 84403 ★ Ph: 801-392-2519

We would like to invite all residents to join us for our semi-annual meeting on April 11th at 6:00 p.m. at the Recreation Hall. Light refreshments will be served and we will review our financials at this meeting. If you have a concern or suggestion we can discuss that at one of our other regular monthly meetings. Please take the proper procedures to get on the agenda of one of our monthly meetings by writing a letter of request and giving it to Cheryl. These monthly meetings are held on the second Tuesday of each month at 5:30p.m.

HOA fees are going up to \$150.00 on July 1, 2019. The HOA's master insurance policy was dropped. The insurance company decided to drop our HOA after having a large fire claim and some other smaller claims. As an HOA we have to have insurance and were left with no choice but to go with a surplus insurance company. The end result is that cost of the HOA's insurance policy has doubled. The monthly fees are also being raised due to a new law that was passed. The new law requires that all HOAs have a reserve account and an operation account. We have always paid for maintenance from an operational account and then had a savings account that we never let drop below \$30,000. However, the new law mandates that we run things differently. We had to pay to have a reserve study done. The reserve study showed that the HOA needs to put more into the reserve account than what we have been putting into savings. The reserve account will be used for big improvement projects like roof replacements, new parking lots, replacing all siding on a building, painting and entire building, etc. Alternatively, the operational budget will pay for monthly expenses such as office utilities, lawn care, small repair jobs, tree trimming, insurance, etc.

It is state law that each owner has their own HO6 policy. Be sure that your insurance policy has a loss assessment covering a \$25,000 deductible. This is a new, higher amount. The HOA is not responsible if you as the owner don't have proper coverage.

Pineview Water Systems will begin charging the secondary water system 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.

Lawn Mowing will begin in the next 2 to 3 weeks. The lawn mowing crew is planning on mowing on Wednesdays (weather permitting). Please make sure your area is free of debris, pet feces, hoses, toys, etc.

Reminders

- **No Tampons down toilets. Only biodegradable toilet paper. Even "flushable wipes" can clog up our systems.**
- **Bring trash can in by Tuesday night.**
- **Quiet hours are 10p.m. - 8a.m.**
- **Please call to arrange for the dump truck if you have anything to throw way that doesn't fit into your garbage can. Please keep your area clean.**
- **Pick up pet feces. No one wants to step in it and our lawn crew doesn't want in flung up when they begin mowing.**
- **Call the police and document criminal activity if you witness anything suspicious.**

Owners, it is your responsibility to make sure that your guests are in compliance with the HOA's Rule and Regulations. If rules are being broken and we receive evidence from another home owner we will fine *you* as the home owner \$50.00 per incident. Examples of rules we have had issues with include guests parking in another owners' assigned parking stall, guests disrupting quiet hours, etc. Please review the rules on our website. If fees are not paid we will send you to collections and lien your property.

If you are experiencing any problems such as a leaking roof, plumbing problems, etc., please let us know. We don't want any home owner to wait on repairing a job that may affect the unit and that may be the HOA's responsibility. Please always check.

Cheryl may be contacted at

Office: 801-392-2519

Cell: 801-791-2866

www.grandviewacres.org

Anne Oakes may be contacted at

Cell: 801-721-0872 (for emergencies)

Please do not knock on Cheryl or Anne's door. Call and leave a message.