

Countryside Condominiums



Contact

Countryside HOA
c/o Welch Randall

Manager: Brad Randall
(801) 960-4152
brad@welchrandall.com

If you have any questions about your account, please contact Brad at brad@welchrandall.com.

We encourage you to download the **AppFolio** mobile app. Through the app, you can submit online HOA payments, as well as maintenance requests and any associated photos of areas needing repair or maintenance.

HOA Fee Payment

Please make your \$275 HOA payment by the 10th of the month to avoid late fees.

Online payments:
www.welchrandall.com

Save the Date

Annual Meeting:

Tuesday, January 24, 2023, 6:00-7:30pm., at Murray City Library, 166 E. 5300 S.

This is the annual owners meeting. Brad Randall, from our property management company Welch Randall, will be on hand. We will go over the budget for 2023. Elections will be held for two 1-year Board positions.

If you plan to attend, please be on time so we can complete all community business timely. Library staff requests we finish by 7:30 so they can begin their nightly closure process.

Approximate Dates to Watch For in 2023

Annual Meeting date.....January 24, 2023, 6:00-7:30 pm.

Votes taken by Board in December Board Meeting

The Board voted to increase the monthly HOA fee to \$290.00, effective March 1, 2023. After carefully analyzing known and projected cost increases, this is the minimum amount necessary to maintain the property, purchase necessary equipment and parts, and proceed with required improvements to our asphalt, pool equipment and other infrastructure.

Other Items of Interest

** Expenditures on major community maintenance and improvements this year, and projects planned for 2023, along with inflationary costs, necessitate that we replenish our financial coffers over the winter. Among other projects we are looking at for this year are painting, continuing replacement of railroad ties, resurfacing another large section of the perimeter road, repairs to sections of our vinyl fencing, and replacement of vital equipment in the pool house pump room.

**The Board met December 15 to review 2022 expenses and project 2023 costs for goods, services, projects, and improvements

**A few bright orange Home Depot buckets containing snow-melt have been placed around the property. You're welcome to fill your own small containers (we suggest 2-4 cup size) from these buckets to use on your porches and steps. Please be aware the orange buckets are only half full; we don't know if we will be able to provide more snow-melt when these buckets are empty. Please use the snow-melt judiciously. Thank you.

**The windows in the central stairwells of the stackables were replaced by Window World. The multipane windows should help keep heating and cooling costs down.

**With holiday gifts come extra boxes and packaging in our dumpsters. Please cut down boxes and bag all plastic and cellophane wrapping, in addition to regular garbage, before putting it in our dumpsters.

Also, please be mindful to not put large household appliances, mattresses, furniture, and the like into or around the dumpsters. In 2022, hundreds of dollars of our monthly HOA fees had to be spent on special call-outs to haul off non-permitted large-items. Our HOA fees are better spent on projects that benefit the whole community. Thank you.

~~ Long-time owner Richard Andersen passed away Dec. 12. ~~

THANK YOU

We appreciate the Beehive employees who were on site repeatedly to shovel during and after the recent series of storms. We also appreciate the time and effort of residents who helped clear walkways, other residents'

Emergency Numbers

Midvale Police: 911

Unified Police Midvale Precinct:
(385) 468-9330

Midvale Animal Control:
(801) 840-4000

Salt Lake County Animal Services: •
(385) 468-7387
After Hours: (801) 743-7045
M-F 8:00am-5:00pm

Please report suspicious activity, break-ins, and loose animals to the appropriate department. Also, inform Welch Randall of any issues that arise.

Contractor Issues

Issues with contractors must be communicated to Brad at Welch Randall, not directly to the workers on site. If contracted work is not being performed in the manner requested, we need to know.

Thank you for informing us of items needing specific attention.

steps and porches, and access to mailboxes, dumpsters and parking lots/carports. When not actively in use, please store snow shovels in your garage or back patio.

