

# Countryside Condominiums



July/August  
2023

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## Contact

Countryside HOA  
c/o Welch Randall

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

If you have any questions about your account, please contact Brad at [brad@welchrandall.com](mailto: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.

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## HOA Fee Payment

Please make your \$305 HOA payment by the 10th of the month to avoid late fees.

Online payments:  
[www.welchrandall.com](http://www.welchrandall.com)

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## Save the Date

### Next Board Meeting:

**August 24 @ 7:00 p.m.**

A few days before the meeting, Brad Randall will email the Zoom link to all owners.

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## Emergency Numbers

Midvale Police: **911**

Unified Police Midvale Precinct:  
**(385) 468-9330**

Midvale Animal Control:  
**(801) 840-4000**

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## Approximate Dates to Note in 2023

No additional approximate dates at time of newsletter printing.

More target dates will be proposed by the Board as requested bids are received and contractors inform us of their timetables and availability of needed supplies.

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## Votes taken by Board

- A new contract has been signed with Beehive Landscaping. The two other bids received were significantly higher (approximately \$90,000 and \$84,000) and would have required an approximate monthly HOA fee increase of \$100 per unit. We understand several residents have concerns with Beehive's approach to some of our landscaping areas and these are being addressed in discussions with the company owner. Owner and resident issues with Beehive, or any other contractor engaged by the community, are to be reported to Brad Randall. **Do not contact our contractors directly.**

- The Board recently voted to approve a bid from A-Plus Trees for further removal of dying trees and pruning of certain limbs of unsafe trees. The removals and pruning will be completed with reference to the suggestions of our insurance agent. A-Plus has made further recommendations for treatment of diseased and/or bug-infested trees. Those treatments will be performed this fall.

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## Other Items of Interest

\*\* The Board has asked Brad Randall to obtain bids for 1) filling potholes on our peripheral road, 2) front-step railings on various units, 3) pool repair by CPO (our current pool maintenance provider) which will involve draining the pool to just below the filter level, 4) fence repairs in various areas, and 5) fixing the valve leak in the 'swampy' area in the common area just west of the pool (which will require heavy equipment to excavate, thus the need for a contractor & quotes).

\*\* We are looking for a new general contractor company. This spring, E2, which has often worked for us, decided to contract itself to a specific developer and so is no longer available to us. Brad is looking for a new general contractor for us – a difficult job considering the current climate of high-value, large construction projects (such apartment buildings and large retail/housing complexes) which are much more lucrative for general contractors than a community of our size. Brad has found that many contractors he's worked with in the past are no longer interested in 'small' projects such as Countryside. Thus, the search for a new general contractor, as well as more specific contractors, is taking longer than any of us would like.

\*\* Countryside's budget (built from everyone's HOA dues) was heavily impacted by high snow removal expenses this past winter and early spring. Above and beyond what had already been allotted for snow removal, over \$20,000 additional (which the Board had budgeted to other maintenance and improvement) had to be re-directed to snow removal. The cost to insure our community has risen steeply as well. Although the Board has been conservative with our communal HOA funds, it has been necessary to raise

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.

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## 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 we have requested and contracted for, we need to know.

**Thank you for informing us of items needing specific attention.**

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the monthly HOA fee to \$305 per unit. At 40 years old, our aging community needs updating of infrastructure to be brought up to current code requirements and maintain (or, we hope, increase) our property values.

\*\* Due to health reasons, Gary Orton resigned his position on the Board in June. The remaining members of the Board interviewed a few community members who have recently run for Board positions. A vote was taken among the Board members and Catherine Mortimer was elected to serve the remainder of Gary's term. We welcome Catherine's enthusiasm, anticipated contribution, and skill set in service of the Countryside community. .

\*\* The Board met on August 3 to continue rewriting and updating our CC&Rs, which are approximately 40 years old. We are nearing the end of this first examination of the outdated documents and will be asking our community attorney, Burt Willie, for his feedback on our questions and edits. Later this year (date TBA), the rewritten documents will be sent to owners, who will then be able to vote on the proffered version.

\*\* Some residents are having problems with decaying fireplace chimneys. Brad is looking for a masonry contractor who can come look at the condition of our chimneys, make a prioritized list with the worst ones to be repaired first, and get estimated costs.

\*\* We continue to have issues with some of our sprinkler clocks being turned off and/or changed by certain residents. In combination with some non-functioning sprinkler lines, this has resulted in portions of our landscaping not being watered, and in landscaping sometimes being watered in conflict with Beehive's mowing schedule.. Please let a Board member know if you see anyone fiddling with sprinkler clocks or ANY community equipment.  
THANK YOU

\*\* Thursday is Beehive's mowing day in Countryside; Friday is their cleanup day. The sprinkler schedule is Monday, Tuesday, and Friday nights (to work around Beehive's daytime mowing and cleanup). If you see sprinklers coming on in any area during the daytime, please report this to a Board member or Brad, along with a photo from your cell phone if possible. Such alerts can also be submitted via the AppFolio app.

\*\* Beehive will be performing a weed treatment soon on grass and parking-strip areas.

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## Swimming Pool Etiquette

**Some incidents have occurred this summer with infringement of the pool rules. The most common infractions have involved:**

.....1) Food and drink being consumed IN the pool; the rule states they must be outside the pool and 10 feet from the edge of the pool. Food and drink being spilled in the pool can rapidly change the pH acid/alkaline balance of the pool water and could necessitate closing the pool.

.....2) Residents having too many guests in the pool. Each unit is permitted to have up to 4 guests in the pool. Problems have arisen with residents inviting a whole host of guests for a swim party, and/or invited guests inviting additional guests.

.....3) Excessive noise (screaming and yelling, as well as amplified music from speakers). You may not live near the pool, but many residents do; thus, the pool hours are 9 a.m. to 9 p.m.

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## FRIENDLY REMINDERS

**Please be mindful to not put large household appliances, mattresses, furniture, and the like into or around the dumpsters.** In 2022, thousands of dollars were spent on special call-outs to haul off non-permitted large-items. Recently, someone doing remodeling removed iron railings (perhaps from a loft area?) and left them by the northeast dumpster. Our HOA dues are better spent on projects that benefit the whole community. Thank you.

We continue to see situations in the community where **some dog owners do not clean up after their dogs**. Other community members, including children and grandchildren, also use grassy areas, so **dog feces MUST be picked up**. Thank you for taking others into consideration.

We have had several complaints about speeding on our road. **The community speed limit is 10 MILES PER HOUR.** If you're concerned about being late to something, consider leaving earlier so you don't need to hurry.

If you have an assigned carport and/or garage, please park your vehicle there before using the guest parking for extra vehicles. Thank you.

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