

# Countryside Condominiums



September  
2023

---

## 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.

---

## 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)

---

## Save the Date

### Next Board Meeting:

**September 28 @ 7:00 p.m.**

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

### Next CC&R Re-write Meeting

**October 5, 2023**

---

## Emergency Numbers

Midvale Police: **911**

Unified Police Midvale Precinct:  
(385) 468-9330

---

## Approximate Dates to Note in 2023

October (dates TBA):

- Sprinklers will be turned off. Pond and swimming pool will be prepped for winter.
- Rain gutter clean-out
- Fall cleanup with community participation

---

## Votes taken by Board

- Approved Unit 61's request to replace garage door. This has been completed
- Approved renewal of FHA mortgage standards for potential buyers in Countryside
- Approved Precision Concrete's bid for community-wide sidewalk grading. This work has been completed.
- Approved Superior Asphalt's bid to repair potholes and slurry-coat a portion of our road. This was completed Sept. 25-27. In spite of multiple notices, a few cars were not moved out of the way. Superior will have to come back another day to work on the surfaces blocked by those cars.- Approved chimney repair for Unit 48. A chimney repair costs several thousand dollars and we had enough money in the budget for one chimney this fall. Additional chimneys will be repaired in the future as budgeted for.
- Approved change in Board positions. New positions are: Jeannie Yerkovich (President), Su Armitage (Vice President), Catherine Mortimer (Treasurer), Christopher Davis (Contractor Liaison), and Betty Petersen (Secretary)
- Approved A-Plus Trees to perform tree removal/tree trimming as a continuance of the ongoing care of our many large, and sometimes unhealthy, trees. This was completed Aug. 23 and 24.
- Approved a solar-powered attic exhaust fan for Unit 75.

---

## Other Items of Interest

\*\* The Board has asked Brad Randall to obtain bids for 1) front-step railings on various units, 2) pool repair by CPO (our current pool maintenance provider) which will involve draining the pool to just below the filter level, 3) fence repairs in various areas, and 4) 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 have had some questions from residents about the concrete work performed by Precision, specifically regarding some of the blue numbering remaining on concrete segments. During Precision's walk-through of all our sidewalks, they put a number on every section that had a tripping hazard of  $\frac{3}{4}$ " or more height difference from the adjacent segment, Superior found 147 such locations, and gave us three bids: one bid for smoothing all 147 segments (over \$21K), a second bid to smooth height differences 1" and over (about \$13K), and a third bid to smooth hazards 1.5" and over (\$4K). While we wish we could have contracted for all indicated trip hazards to be

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

Midvale Senior Center  
385-468-3350  
7550 S. Main St.

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

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

---

removed, conservative budgetary principles guided our vote to accept the 1"-and-over bid for \$13K. During the smoothing process, the blue number on each location was removed. Thus, for the sections with height differences under 1", the blue numbers were not removed and are still visible.

\*\* The second and last pest-control treatment has been completed.

---

## Upcoming Midvale Events

**Sept. 30** Classic Car Show on Main Street 11 a.m. to 6 p.m.. Food trucks, vendors, DJ, Trunk or Treat, raffle, silent auction. 7505 Main Street (Midvale City Hall)

**Sept. 30** City Council Candidate Forum @ 7 pm. Meet the candidates running for election & re-election. Midvale City Hall, 7505 Main Street

**Oct. 7** Skate with the Mayor. Open skateboard session, skateboard instruction, Best Trick competition. 20 brand new skateboards will be given away 10 a.m. to 12 noon @ Copperview Skate Park, 8446 S. Harrison St., Midvale

**Oct. 20** Coffee with the Mayor @ Tres Gatos Coffee, 5:30-7 pm, 7567 Main Street. Come meet people from other areas of Midvale, meet our mayor, Marcus Stevenson, listen to and discuss Midvale issues, and learn plans for our city. Coffee with the Mayor is held on the 3<sup>rd</sup> Friday of every month.

**Oct. 28 (Saturday)** Trick or Treat on Main Street @ Midvale City Hall, 7505 Main Street, 12 noon to 5:00 pm.

---

## 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.

---