

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

Online payments:
www.welchrandall.com

Save the Date

Annual Meeting:

January 23 @ 6:00 p.m., at the Murray City Library, 166 E. 5300 S.

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

Emergency Numbers

Midvale Police: **911**

Unified Police Midvale Precinct:
(385) 468-9330

Midvale Animal Control:
(801) 840-4000

Approximate Dates to Note in 2024

- Spring Cleanup: mid-April
- Sprinklers on: May 1
- Projected pool opening: Friday, May 24
- Coordinate large sled dumpsters for large-item removal (mattresses, refuse from remodeling, furniture (dismantled), etc).
- Pool closing: Tuesday, Sept. 3
- Monthly Board meetings, with a representative of Welch Randall available, will continue on Zoom
- Spring, summer, and fall community walk-throughs will continue with Brad and available Board members. Specific contractors will be included when a particular issue needs professional input.

Votes taken by Board

- The monthly HOA fee will increase to \$325/month, effective March 1, 2024. This increase is necessary to refill our liquid assets after some expensive projects in the last couple of years, to maintain our reserve fund at the required level, and to sufficiently prepare for large maintenance and infrastructure projects coming up in the near future. Additionally, our insurance premium rose significantly.

Other Items of Interest

- ** Three Board positions are up for election at the upcoming Annual Meeting. Current candidates are: Jeannie Yerkovich, Catherine Mortimer, Gary Orton, Zara Beck, Najib Niazi, and McCall Morris. As a reminder, only owners can vote in elections and on issues affecting the community.
- ** The project to re-write Countryside's governing documents (CC&Rs, Bylaws, Articles of Incorporation, and Rules and Regulations) is nearly complete. The Board met recently with Welch Randall Property Management's attorney, Burt Willie, to complete a few details, and answer a few questions that will clarify some issues. The newly elected Board should be ready to submit the rewritten documents to all unit owners in March. Owners will have 30 days to thoroughly read and consider these before voting takes place.
- ** Bids are still being sought for outdoor railing repairs, a fence repair near the front of the community, painting, and pool repair by CPO (our current pool maintenance provider).
- ** Children 17 and younger are admitted free to Salt Lake County Recreation Centers. Midvale's Copperview Recreation Center is located at 8446 Harrison St., Midvale.
- ** Midvale City has a new city website, midvale.utah.gov
- ** There is also a new website to report a problem on public property (broken water main, non-working traffic light, etc.):

<https://midvalece.portal.iworq.net/portalhome/midvalece>

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.

Upcoming Midvale Events

January 20, 11 a.m. to 12:30 p.m.: NeighborWorks information meeting at Midvale Community Center, 7615 Park Street. NeighborWorks runs two programs, the Down Payment Assistance Program and the Home Repair Loan Program, in conjunction with Midvale's Redevelopment Agency. NeighborWorks also operates in other cities in Salt Lake County to benefit low-to-middle income families and individuals.

More information: Midvale.Utah.gov/DownPayment

Midvale.Utah.gov/HomeRepair

March 2, 9 a.m. to 7 p.m., at Midvale Performing Arts Center, 695 West Center Street. Craft Lake City presents Letter West, a conference on everything hand-lettering and calligraphy oriented. Look forward to workshops, panel discussions, and mural-making, among additional activities.

FRIENDLY REMINDERS

Please don't put large household appliances, mattresses, furniture, and the like into or around the dumpsters. Every year, thousands of dollars are spent on special call-outs to haul off non-permitted large items. These expenses come out of our communal HOA account. 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.
