

Countryside Condominiums



**February
2024**

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 \$325 (effective March 2024) HOA payment by the 10th of the month to avoid late fees.

Online payments:
www.welchrandall.com

Save the Date

Next Board Meeting:

February 29 @ 7:00 p.m. via Zoom

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

** The Annual Meeting took place January 23rd at the Murray City Library. Community concerns were discussed, among them our garbage service (Ace Disposal), our landscape company (Beehive), next steps for our re-written CC&Rs, 2023 financial outlays, and projected 2024 capital and operating and maintenance (O&M) expenses.

** Three Board positions were up for election at the Annual Meeting. We had 6 candidates. We were happy to see so much interest in contributing to the community via participation on the Board. Votes were received in person at the meeting as well as by proxy. Brad Randall took the ballots and proxy forms with him and met the next week with two non-candidate owners to help count, re-count, and tally the votes. Elected to the three open positions were McKall Morris, Jeannie Yerkovich, and Catherine Mortimer. They join Chris Davis and Su Armitage to form our 5-member Board for the next year.

** 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). We recently received a painting bid from D&P Professional Painting to compare with the previously-received bid from Certa Pro. We have bids for further asphalt work from Superior Asphalt and Go Pave.

** 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

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.

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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.

** 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>

Upcoming Midvale Events

February 16 (Friday), 5:30-6:30 pm, at Tres Gatos Coffee, 7567 Main Street, Midvale. The main subject will be our homeless/unsheltered population; questions/comments on other subjects are welcome too. Come enjoy a hot chocolate, chai, pastry or whatever suits your taste.

February 22, 6 – 8 pm, at West Jordan Library, 8030 S. 1825 W. Salt Lake County Parks & Rec Master Plan Open House. This is about the recreation bond voted for in the November 2023 election which will increase our chances of securing a new county recreation center through the Salt Lake County Zoo, Arts & Parks (ZAP) process. It is critical that Midvale residents remain engaged in this process to show our interest in a modern, full-service recreation center. Our current rec center, Copperview, is 40 years old and inadequate for Midvale's growing population, wider demographics, and location "in the middle of everything" in the Salt Lake Valley. The County is in the process of creating its new Recreation Master Plan for the next 10 years. Please show up to express the needs, concerns and wishes of Midvale residents, specifically regarding a new community center/recreation center which would include a swimming pool.

City and County buildings located in Midvale are generally on 700 West. The proposed location of the new Recreation and Community Center would be near Union Park, just a few blocks south of Countryside

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.

March 6, 5:30 – 7:30 pm @ Ganesh Indian Cuisine meeting room, 145 E. Fort Union Blvd, Midvale; Fort Union Corridor Study Open House. Midvale City is conducting a study to look at long-term planning along Fort Union Blvd. This study looks at how we can rezone to bring in different types of businesses that residents are interested in using, and how we can redesign roadways to create better pedestrian safety and more community spaces. Attend the open house and bring your thoughts, questions, and concerns. This is an open house; attend any time between 5:30 and 7:30. Check out each station and talk to staff about your ideas. Light refreshments provided.

National Community Survey. What would you like Midvale City to focus on in its upcoming planning and budget decisions? Share your voice and take the survey at <https://polco.us/midvale>

FRIENDLY REMINDERS

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

Dog owners MUST pick up their dog's/dogs' waste. We all live together in Countryside and our consideration of each other is appreciated by all.
