

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, maintenance requests with any associated photos of areas needing repair or maintenance, and contractors' plans for proposed remodel projects.

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 Walk-Thru

April 12, 2024 1:30pm

Next Meeting:

April 30 @ 6:00 p.m. Murray City Library

Emergency Numbers

Midvale Police: **911**

Unified Police Midvale Precinct:
(385) 468-9330

Midvale Animal Control:
(801) 840-4000

Approximate Dates to Note in 2024

- 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
- 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

- During the March walk-thru, the Board identified 8 units with failing window tape. A previous board decided to no longer replace failing window tape with HOA funds. The current Board voted to continue this path and require homeowners with failing tape to repair and/or replace windows with their own funds. Brad will be messaging individual units to repair window tape. Here are some contacts for window repair and/or new windows:

- Day & Night Glass – this is the company historically used to fix window tape, 801-515-6948
- Window World – 801-685-3480 – this is the company utilized for the HOA stackable windows and if you refer someone else from our community, you can get a discount
- Advanced Window Products – 801-505-9622 if you refer someone else from our community, you can get a discount

Please remember you must receive board approval prior to purchasing/replacing windows to ensure exteriors match in the community.

- The monthly HOA fee increased 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 replenish and 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.

- Board voted to move funds in our Reserve account to a high-yield savings account with Capital One. This move will help grow our money for capital projects.

Other Items of Interest

**** PLEASE NOTE ****: The CC&R Update Owner Meeting will take place April 30, 2024 from 6:00 pm – 8:00 pm at the Murray City Library. Please mark your calendars for this important meeting with Attorney Burt Willie. The discussion will include overview of the proposed governing documents (1) Bylaws, 2) Articles of Incorporation, and 3) Amended and Restated Declaration of Condominium of the Countryside Condominium Project (aka "CC&Rs") and the opportunity to ask questions. If you would like a paper copy of all three governing documents, please email Brad with Welch Randall.

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.

RV Lot Spaces

If you are interested in storing a vehicle, trailer, RV, motorhome, etc. please contact Brad at Welch Randall.

- Small spaces \$30 per month
- Large spaces \$50 per month

** In accordance with the CC&Rs, the Board and Welch Randall are reviewing the current parking assignments. There are still about 33 homeowners that did not complete the parking survey. Welch Randall will be emailing and sending letters to those owners to clarify parking for both garages and carports.

** The Board conducted an RV lot audit in February and found unauthorized vehicles being stored there. The owners of those unauthorized vehicles have until April 2 to claim their vehicle(s) and either pay the Countryside storage fee or move them off the property. Storage fees are \$30/month for a small spot, and \$50/month for a large spot. The RV lot will be monitored regularly. Unauthorized/unpaid vehicles will be tagged with a 2-week warning, then towed if not claimed/paid. The Board will audit the RV lot monthly.

** Spring clean-up started at the end of March and the weekly lawn maintenance will start in April. The Board met with Beehive and is working to update the landscaping/snow removal contract.

** 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). In the February board meeting Republic (garbage vendor) and Apex (painting & siding vendor) participated through a zoom meeting. The garbage vendor recommended concrete work and a bid request was voted to pursue by the board. Apex will supply color options and references.

** Brad with Welch Randall is working to schedule gutter repair with a new vendor Ace.

** 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>

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.
