

GRANDVIEW ACRES

January 2022

We hope this New Year finds you safe, warm, and well. We would appreciate if everyone will take a moment to update their AppFolio with current contact information. We handle a lot of communication though email. If you do not have email please let Tori know so that we can mail info to you.

Special Assessment Reminder

The second half of our special assessment in the amount of \$200 will be due in April 2022. You may make payment arrangements with Welch Randall to pay over a 3 or 6 month time period.

Important Insurance Reminder: It is state law that each owner has their own HO6 policy. Be sure that your insurance policy has a loss assessment covering a \$25,000 deductible. The HOA is not responsible if you as the owner don't have proper coverage.

Attention! If your unit experiences a sewer back up, leaky roof, or another maintenance issue please reach out to Welch Randall or Anne. The HOA has certain contractors that we work with and may cover the cost of certain maintenance. It is always better to ask first. Please notify, Welch Randall by submitting an ARC review or work order if you plan to do any construction or modifications to your unit, inside or out. Board approval is needed as per CC&R's.

Ogden City Plow Ordinance

- Please do not shovel or blow snow into the streets. It is against the law to due to freezing snow becoming an accident risk on the road (Ordinance 7-2-8A).
- Move Vehicles off the street during snowstorms to avoid blocking streets
- Drive slowly and keep a safe distance between your vehicle and the snow plows.

Reminders

- No Tampons down toilets. Only biodegradable toilet paper. Even "flushable wipes" can clog up our systems.

- Bring trash can in by Tuesday night.
- Do not blow or move leaves into the street. We will do another leaf pick up in the next few months depending on weather conditions.
- **Keep your pets on a leash at all times.** Please review our pet rule in the Rules and Regulations.

Towing For Vehicle Violations

We have several expired vehicle registrations. We need all owners to make sure their vehicles are properly registered. **Vehicles must be registered by January 31, 2022 or they risk being towed at the owner's expense.**

We will sticker vehicles and tow for the following violations:

- Unregistered vehicles
- Abandoned vehicles
- Vehicles that aren't in operating condition, such as vehicles with flat tires
- Vehicles blocking or parking in another owner's spot and improperly parked vehicles, etc.

A sticker will first be placed on the rear window of the vehicle with the violation information. We will give the vehicle owner 48 hours to rectify the violation. If it is not resolved we will have the vehicle towed at the owner's expense. Please make sure your guests are aware of our parking rule and are following all our HOA's Rules.

Property Management Questions: you can submit to Tori Bradshaw at tori@welchrandall.com Phone: 801-791-9955 (text preferred)