

Countryside Condominiums



June 2022

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 recommend you download the **AppFolio** mobile app. On the app, you can submit online HOA payments and maintenance requests with associated photos of areas needing repair or maintenance.

HOA Fee Payment

Please make your \$275 HOA payment by the 10th of the month to avoid late fees.

Online payments:
www.welchrandall.com

Save the Date

Next Board meeting **Tuesday, June 28 at 7 pm**. We invite owner participation via Zoom. Brad will send out the Zoom link a few days before the meeting.

Emergency Numbers

Midvale Police: **911**

Unified Police Midvale Precinct:
(385) 468-9330

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

Approximate Dates to Watch For in 2022

Sled dumpsters for large household items.....Summer/Fall
Mid-year community meeting in common area..mid-summer (date TBA)
Pool closing.....Tuesday, Sept. 6
Fall landscaping clean-up.....late October

Contractor Visits in the Community

During May, contractors visited our property to assess various components of our common areas that need work. In most cases, we have not yet received bids from these companies.

CPO Services, a new provider, has assumed maintenance of the pool.

Brian, of All Around Tree Care (who trimmed the canal trees for the County), accompanied us on our June 8 walk-through and we discussed trees that need to be trimmed or removed. We have requested a bid from All Around Tree care.

Votes taken by Board in June

The board voted to:

- * Accept a bid from Beehive to replace/restructure some areas of railroad ties that are decayed and/or falling over.
- * Fix pool feed pump w/ CPO Services.

Parking in Non-Parking Areas

Unfortunately, it has become common to see vehicles parked along curbs adjacent to residential units. Vehicles that can fit in a parking space must be parked in one, not along a curb. If **brief** loading/unloading of groceries, furniture (or similar items) is needed, or if a child, older person, or differently-abled person needs to be assisted into a residence, that's acceptable and understandable. In those instances, the vehicle must have **hazard lights flashing** and be there for **just a few minutes** (not hours). **No parking on curves**; your vehicle will block drivers' view of oncoming traffic.

Large commercial trucks and vans (delivery trucks, moving vans, heavy equipment), which cannot fit in a regular parking space, may park along a curb temporarily.

Other Items of Interest

*We are happy at the number of owners who responded to our survey. The board met in May to discuss the owners' priorities and suggestions for improvement of the Countryside community per the survey results. Thank you, Brad, for sending this out and gathering the results for us.

*Two lights found in the pool house have been installed at the entrance.

*Welch Randall's attorney has begun the re-write of the CC&R's and Bylaws. We plan to go over the most current draft at the mid-summer Community meeting.

*The board is still working on getting the security lights installed along the canal. We hope to have an update at the next board meeting.

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 requested, we need to know.

Thank you for informing us of items needing specific attention.

Please remember to **bag your garbage** and **cut down your boxes**. If the dumpster nearest you is overflowing, please use another dumpster.

*The pool is open and operating. A complete set of rules is posted in the pool house.

* Ace Disposal took over our sanitation service on April 5. Brad and the Board have worked with Ace to adjust the emptying schedule and reduce incidents of overflow.

Dumpster Contents

Large items (appliances, furniture, mattresses, moving boxes, large appliance boxes, remodeling refuse such as drywall, 2 x 4's, insulation, and cabinetry etc.) are not accepted by our sanitation company. When these types of items are left in or near the dumpsters, Ace Disposal will not pick them up. A special call-out is needed to remove them, costing several hundred dollars each time. The extra payments come from the general HOA funds, thus reducing the amount available for needed projects. It is the owners'/residents/ responsibility to communicate to furniture and moving companies that boxes removed from delivered items must be cut down, flattened, and placed inside dumpsters. Leaving items beside, or overflowing, dumpsters is littering and is a fineable offense.

Pet Etiquette

Any pet waste in a common area must be bagged and disposed of in the owner's home or in a community dumpster. The grassy areas used by pets are also used by people taking walks, and by residents' children and grandchildren. Due to people and pets sharing common areas, residents must clean up after their pets in every common area.

Pet owners need to be conscientious about the noise their pets make, indoors or out, whether the owner is at home or away. In buildings consisting of connected units, the noise in one unit affects adjoining units. Please be thoughtful of and courteous to your neighbors. We will ask that pets leave the community if they are a common nuisance.

Infrastructure Problems

Late last fall, our sprinkler contractor drained the sprinkler lines and prepared them for winter. In November, someone took it upon themselves to turn the sprinklers back on, without draining the lines afterward. They froze during the winter and the pipes burst, causing damage and costing us all.

We've also observed someone tampering with a hose to empty the pond and timer/clocks for the sprinklers in the past. Please do not modify and or tamper with equipment.

THANK YOU FOR LEAVING THE COMMUNITY'S EQUIPMENT ALONE.