

Grandview Acres

August 2022

We hope this newsletter finds you well. We are including a magnet that we would like each owner to keep on their fridge in case you run into a sewer backup after hours. We work with both these companies and they know our old systems well.

Ogden City Sewer Main Replacement Project

There has been a delay with the city sewer replacement project. The city said they may begin later this year or next spring. We will update as we hear.

Recently Received Complaints

We have recently received complaints of owners stealing other owners' garbage cans and owners dumping their garbage in other owners' garbage cans. Please be courteous to our fellow community members. If you need an extra or replacement garbage can, you may contact Ogden City and they will bring you one.

Parking

Please park in **designated parking stalls** unless unloading or loading. We have very narrow streets. Please be watchful of all pedestrians. School will be starting soon and children will be walking to and from the bus stops and school.

Home Remodeling

If you plan to do home remodeling, whether it be inside or outside the unit, you must let Tori at Welch Randall know. Our units are old and have many unique features. We have had 3 situations arise where shared pipes were cut during plumbing upgrades and in some situations this lead to flooding the adjoining unit.

Dump Truck

Due to rising costs we need to charge \$10 for a dump request. Dump pickups must be requested and scheduled by texting Anne at 801-721-0872. If your phone doesn't do texting you may call and leave a voicemail. **Do not just leave items out on the street without notifying us or they**

will not be picked up. We will haul vegetation (branches, leaves, etc.) for free. We will offer a couple of free dump days a year and advertise via email and Facebook.



Maintenance Request

Please submit maintenance requests as you as you notice things may be in need of repair, and not when you notice crews in the area working. We compile lists of trees, asphalt, roofs, and other maintenance related items before having the crew out to do maintenance. We are unable to just add individual jobs to a list when the crew is already here.

Reminders

- No Tampons down toilets. Only biodegradable toilet paper. Even "flushable wipes" can clog up our systems. **Please don't wait until the weekend if you suspect plumbing issues. It costs the HOA an extra \$50- \$200 to have a sewer company come on the weekend. Let's work together to save us all a little money down the road.**
- Bring trash can in by Tuesday night.
- Quiet hours are 10p.m. - 8a.m
- Call the police and document criminal activity if you witness anything suspicious. The HOA board needs police reports and a well-kept log with times and dates to be effective.
- Lock your vehicle doors, sheds, and homes.
- Keep your pets on a leash at all times. Please review our pet rule in the Rules and Regulations.

Recreation Hall Rentals or to schedule a dump pickup please contact Anne at **801-721-0872 (texts preferred)**

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