

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, as well as maintenance requests and any 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 walk-through: **Tuesday, Sept. 20 at 3:00 p.m.**

September Board meeting: **Thursday, Sept. 22 at 7:00 pm.** We invite owner participation via Zoom. Brad will email 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

Approximate Dates to Watch For in 2022

Rain gutter clean-out in high-load areas.....September
Bug / Pest spraying.....September
Rain gutter clean-out of all gutters.....November
Fall landscaping clean-up.....late October

Votes taken by Board in August Board Meeting

No votes were taken by the Board in the August meeting.

Parking in Non-Parking Areas

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 person needs to be assisted into a residence, that is 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.

Other Items of Interest

* A community meeting was held the evening of September, with several residents attending. Among the subjects discussed were: projects and projects underway and soon to be started, voting process for needed approval of the rewritten CC&Rs (when ready), upcoming delivery, use, and placement of sled dumpsters, thoughts on potential uses of tennis court area, aspects of stackable units' remodel, division of maintenance responsibility between HOA and individual owners and yet-to-be-decided 'gray areas', tree trimming and removal underway (as of meeting date) by A+ Trees, pets wandering loose in the community, and community thoughts on parking control. Some future projects, such as required pool equipment, further asphalt repair/replacement and parking striping, and timeframe for garage roof re-shingling) were also covered. (The above is not a complete list.) The results of the Spring 2022 community survey were also reviewed. The Board appreciates and thanks all who attended and participated.

* Beehive has now completed the railroad tie replacement project.

* Car registrations will be checked during the September 20 walk-through. Please make sure your registration is up to date.

Reminder - Dumpster Contents

Large items (appliances, furniture, mattresses, moving boxes, large appliance boxes, 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. Remodeling refuse such as drywall, 2 x 4's, insulation, and cabinetry etc., is not acceptable. Owners/residents are responsible for communicating this to contractors and handymen. Furniture and moving companies, or

Salt Lake County Animal Services:
(385) 468-7387
After Hours: (801) 743-7045
M-F 8:00am-5:00pm

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 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 you normally use is overflowing, please use another dumpster.

residents/owners, must cut down boxes removed from delivered items, flattened, and placed **inside** dumpsters. Leaving items beside, or overflowing, dumpsters is littering and is a fineable offense.

Pets in the Community and Pet Etiquette

Several residents and owners have expressed a general concern with unleashed pets wandering the community. As a reminder, **pets must be on a leash if they are out of their owner's residence or outside of the owner's patio/courtyard area. No exceptions.** Additionally, there is a concern for the animals' safety as vehicles frequently travel the road and pull into and out of parking areas

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. 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

We have experienced several instances of residents tampering with hoses, sprinkler clocks, and other community infrastructure.

THANK YOU FOR LEAVING THE COMMUNITY'S EQUIPMENT ALONE.