

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 HOA payment by the 10th of the month to avoid late fees.

Online payments:
www.welchrandall.com

Save the Date

Walk-Through:

May 20 @ 3:00 pm. We normally have walk-throughs spring, summer, and fall. Specific contractors may be included if and when a particular issue needs professional input.

Next Board Meetings:

Thursday, May 28, at 7:30 pm, via Zoom. Brad (from Welch Randall) 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

SPECIAL ATTENTION

Current Water Restrictions.

Salt Lake City and County have announced Level 2 water restrictions, reflecting the record-dry winter we had. Drought conditions are expected to continue through summer and fall.

Countryside's Drought-Related Spring and Summer Plans 1) A community-wide map has been created designating areas for zeroscaping and others for xeriscaping (terms defined below). Many small and/or non-functional and/or oddly-shaped areas of dirt or sparse grass will be **zeroscaped** (water off, cover with rock) or **xeriscaped** (add mulch, install driplines, and plant drought-tolerant plants). You'll see slow-but-inevitable changes as we prepare for generally drier, hotter climate conditions. 2) The pond has been pumped out. Next, Triple L will power wash the pond shell to remove algae and scum residue, and the shell will be allowed to properly dry. The pond will likely not be filled until June (depending on water restrictions) We will then try to seal the pond shell, hoping that will fix or markedly decrease the leakage.

Maintenance and Service Requests: Welch Randall is the correct contact point for maintenance and service requests – not Board members. To request service or maintenance, such as un-emptied dumpsters, large items left outside dumpsters (sofas, mattresses, furniture, remodeling detritus, etc.), broken/hanging tree limbs, pests (rats, box elder beetles, hornets), potholes, broken fencing, etc., your options are:

1. Download the AppFolio app on your cell phone, scroll down until you see Maintenance Requests. Describe the problem, add photos if any, and touch the Submit button. Done!

2. Email Brad at: brad@welchrandall.com

3. Call Welch Randall Property Management at: 801-318-6305.

Etiquette Regarding Contractors: Contractors are on the property to do work requested and specified by the Board and/or Welch Randall. Residents are not to yell at, harangue, harass, or criticize them, or tell them to start, stop, or change the work they've been asked to do. Complaints and emergencies are to be directed to Welch Randall at the number above.

Approximate Dates to Note in 2026

** Pool Opening: May 23 (Friday)

Dates yet to be determined: Spring Cleanup, Sod installation, and first round of railroad tie replacement project.

Votes taken by Board

- Approved Brothers Who Just Do Gutters to repair gutters on 3 units.

Other Items of Interest

* With the pool opening soon, please be aware that the charge to replace lost pool keys is \$50. You may want to clip or tie something large and/or colorful to your pool key so it can easily be spotted if it's dropped or lost.

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.

Midvale has 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>

Midvale City has a new city website, midvale.utah.gov

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 Residents and Midvale Neighbors are two Facebook pages you may be interested in joining.

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

To store a vehicle, trailer, RV, motorhome, etc., contact Brad at Welch Randall. Small spaces are \$40/month, and large spaces are \$60/month.

****** A very long moving van was recently on the property. As it maneuvered through the community, it destroyed some road signs, broke tree branches and caused other sundry damage. Whatever damage is repairable will be paid for by the moving company.

****** You may have noticed Unified Police, Forensics, and Medical Examiner vehicles on the north road earlier this month. Sadly, one of our more reclusive residents passed away and the person's death was not discovered for many days. This has been a heartbreaking situation and can serve as a timely call to make – and keep - connections with our neighbors.

**** Plantings:** We got 5 free trees from Nate Wade Subaru on Arbor Day; these were planted near the east fence of the tennis courts. Board members planted annual flowers and some native perennial plants this weekend. More will soon be added around the community.

****** Board members also put a fresh coat of paint in the pool house corridor.

****** For anyone needing to replace their failing window-grid tape, or wanting to replace current windows, below is a list of providers used in the last few years at Countryside.

- Day & Night Glass, 801-515-6948. Historically used to fix window tape.
- Window World, 801-685-3480. Utilized for the HOA stackable windows. Refer others from our community for a discount.
- Advanced Window Products, 801-505-9622. Refer others from our community for a discount.
- Utah Discount Windows, 801-560-4520

You must get the Board's approval prior to replacing windows to ensure exterior appearance matches throughout the community. This same proviso applies to porch lights, front and back doors, and garage doors.

FRIENDLY REMINDERS

Vehicles Needing Repair, Unused, and / or Undriveable: Carport and guest parking areas are not to be used for non-working and/or storing vehicles or other belongings. If you have a vehicle needing repair, you can rent a space in the RV lot while you're repairing it, take it to a mechanic, or move it off the property while you repair somewhere else. A vehicle is anything used for transportation of people or things – car, truck, bicycle, motorbike, wheelbarrow, etc.

- 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 waste. We all live together in Countryside and our consideration of each other is appreciated by all.

Midvale News and Upcoming Events

****** Midvale's annual celebration of art, color, and mural artists, **Los Muros on Main** ('The Murals on Main') Festival will be held June 13, 4 – 9 pm. Main Street will be closed, we'll have food trucks at City Hall, you'll find music, arts, and a convivial vibe for all ages. Come party with us!