

# SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

11/02

Edition 5

## Board of Directors/Association Officer Contact Information:

Jeppson, J. D.; 836-6844; Director, President of SSOA – Developer Relations  
Lybbert, Rick; 766-9659; Director, Treasurer, Officer – Legal  
Hall, Travis; 768-4346; Director, Assistant Treasurer, Officer – Security  
Kahn, Scott; 766-0974; Director, Officer – Community Relations  
Chamberlain, Dee; 766-1594; Officer – Landscaping & Architectural Review  
Wright, David; 766-8552; Officer – Parks, Pool, and Harbor  
Shippen, Tom; 766-1465; Officer – CC&R's  
Tippets, Chase; 766-8391; Officer – Financial  
Miller, Jennifer; 766-1024; Secretary of SSOA  
Board of Dir./SSOA Officer email alias: [board@utahlake.org](mailto:board@utahlake.org)

## Other Key Contact Information:

Advantage Management, Assoc. Management Company  
Jason Sucher, President Advantage Management; 235-7368;  
[jason@advantagemanagement.com](mailto:jason@advantagemanagement.com)  
After hours emergency phone: 787-3567 or 367-2080  
SSOA Office, 625 S. Saratoga Dr, 766-0621, Fax 766-0623  
Jennifer Miller, SSOA Office Manger  
SSOA website: [www.utahlake.org](http://www.utahlake.org)

**Due to the holiday season we have rescheduled the next board meeting to be held 7:00pm, December 12, 2002.**

**After this December meeting the subsequent board meeting will proceed per our normal schedule in January. (1/23/2003)**

## KEY TAKE AWAYS FROM THE 10/24/02 ASSOCIATION MEETING

- Minutes for all association meetings are available in the office and on the website ([www.utahlake.org](http://www.utahlake.org)).
- The Board of Directors accepted the resignation of Jim Parker as a Director on the Board. The Board has no immediate plans to fill his vacancy.
- The Board resolved to use Vial Fotheringham for SSOA legal representation and collections. Please see addendum to this newsletter for a detail notice of this resolution.
- The Pool and Parks committee is planning to install pavilions at the basketball courts and at Eagle Park. They are setting up a "Friends of Saratoga Springs" foundation to fund these various projects. Donations can be brought to the SSOA office.
- For detailed minutes of the meeting you can visit SSOA office or visit the SSOA website: [www.utahlake.org](http://www.utahlake.org)

## NEWS AND MISCELLANEOUS

### A note from our Landscape and Architectural Review Committee:

It is the goal of this committee to help homeowners to successfully plan their landscaping, plant, and maintain it within the guidelines of the Saratoga Springs Homeowners Association CC&R's and to provide relevant information to the homeowner. On the committee are Saratoga Springs homeowners with formal and informal training and experience in landscaping, design, gardening, botany, and impacted area restoration, who have volunteered to help their neighbors. New homeowners are required to have a Landscape Plan approved by the Association before any actual landscape work is started and at least the basic landscaping in place within 180 days following the closing of the home (with a delay for the winter months). These plans should include listing of existing features (streets, driveways, trees, etc.), planned features (home outline, gazebo, lawns, berms, shrubs, ground cover, location and types of trees, etc.) and sprinkler system placement. Suggestions for preparing your plan are available from the committee or from the Association Office (766-0612). Also, anyone with an established landscaped yard who would like information on improving their landscaping or converting to low water use landscape (Xeriscape), etc., are invited to contact the committee for suggestions. The use of low water-use landscaping is strongly encouraged.

When choosing plants (shrubs, trees, flowers, grass, etc.) for our climate and seasons, it is suggested that you seek expert advice from the local nurseries, university and county extension agent services, and the many various publications available. Please feel free to contact this committee if you have any question or want more details on any of the above items.

### SSOA Landscape and Architectural Review Committee (766-1594)

#### Other:

- Please remember to keep your garage doors closed when your garage is not being actively used.
- **ALL PLEASE NOTE...** Historically many have interpreted the CC&R's to not require homeowners to landscape their backyard beyond planting two 2" caliper trees. This has resulted in many lots becoming unsightly and negatively impacting our entire development. Please review Sections 5.13, 5.15, 5.16, 5.24, and 5.25 of the CC&R's. Specifically Section 5.13 (f) reads:

*Any event or condition on a Lot which, in the sole discretion of the ACC, creates an unsightly or blighting influence, shall be, in a manner satisfactory to the ACC, corrected, removed or screened from public view, as the case may be, by the Owner of the Lot, notwithstanding the fact that such event or condition may not be specifically described and/or prohibited in this Master Declaration.*

Effective immediately all owners will be required to complete their front, side and back yards within the allotted 180 days as dictated in the CC&R's. Failure to do so will result in the standard warning to remind owners of this responsibility. This warning will allow 30 days for correction of the violation. If 30 days after the warning is issued the violation is not resolved the standard landscape violation assessment of \$250 will be issued to the owner. If another 30 days passes without the violation being resolved the owner will receive a \$500 penalty assessment plus an assessment equal to the amount required for the association to pay a landscape contractor to finish the owners' landscaping to resolve the violation. Please see the addendum for details on the Board's resolution to use the legal services of Vial Fotheringham to collect on accounts receivables where >\$300 is past due to the association.







PLEASE ALSO TAKE A MINUTE TO PARTICIPATE IN OUR ONLINE SURVEY AT [www.utahlake.org](http://www.utahlake.org) . THE SARATOGA SPRINGS OWNERS ASSOCIATION VALUES YOUR FEEDBACK, COMMENTS AND SUGGESTIONS!

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<p align="center"><b>Pyramid Building &amp; Construction</b></p> <table border="0"> <tr> <td>Electrical</td> <td>Paint</td> <td>Cabinets</td> </tr> <tr> <td>Dry wall</td> <td>Decks</td> <td>Cement work</td> </tr> <tr> <td>Remodeling</td> <td>Basements</td> <td>Plumbing</td> </tr> <tr> <td>Stucco</td> <td>Finish work</td> <td></td> </tr> </table> <p align="center"><b>Martin Patane: 381-2947</b></p>	Electrical	Paint	Cabinets	Dry wall	Decks	Cement work	Remodeling	Basements	Plumbing	Stucco	Finish work		<p align="center"><b>Premier Adoptions Agency</b></p> <p>Premier Adoption Agency, Inc. is a licensed 501 © 3 non-profit child placing agency headquartered in Saratoga Springs. We place children from the US, Russia, Ukraine, China, Latvia and Haiti into permanent adoptive homes. <b>Get to know us! We provide the best personal attention and service - at very affordable costs! We look forward to helping you to complete your family!</b></p>  <p align="right">(801) 808-9738 Catharine Murray <a href="http://www.premieradoption.org">www.premieradoption.org</a></p>
Electrical	Paint	Cabinets											
Dry wall	Decks	Cement work											
Remodeling	Basements	Plumbing											
Stucco	Finish work												
 <p align="center"><b>Bear Paw Landscaping</b></p> <p align="center"><b>Steve Drew – Owner; 347-0454</b></p>  <p>High quality landscaping at an affordable price. We specialize in water features!!! We do concrete curbing -- \$1.85/ft. Call now for a list of reference sites within the Saratoga Springs development. Mention this ad to receive a free tree in your landscaping package.</p>	 <p align="center">Call and mention this ad to get a free sample of Herbalife's weight loss and health improvement products!</p> <p align="center"><b>Amy King      801-766-0847      <a href="http://www.ez2trim.com">www.ez2trim.com</a></b></p> <p align="center"><b>An Independent Herbalife Distributor</b></p>												
<p align="center"><b>Trek Windows</b></p> <p align="center">Travis R Sanford, 787-2802; Bill K Strobehn, 836-2803 - Owners</p> <p align="center"><b>PROFESSIONAL WINDOW WASHERS!</b></p> <p align="center">Mention this ad for special SSOA promotion. Licensed and insured.</p>													

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**Saratoga Springs HOA**  
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