

SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

12/02 – 1/03

Edition 6

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

Other Key Contact Information:

Advantage Management, Assoc. Management Company
Jason Sucher, President Advantage Management; 235-7368;
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

Don't miss the next Board Meeting!

Thursday, Jan 23, 2003; 7:00pm

Important matters that will be decided at this meeting:

- 2003 Budget
- Monthly fee increase
- Strategy to reduce speeding via speed bumps or other
- Appointment of Nominating Committee for 2003 Director elections
- 2003 election process
- Other

KEY TAKE AWAYS FROM THE 12/12/02 ASSOCIATION MEETING

- Review of SSOA online survey:
 - Parking in front of the pavilion/pool – 12 voted to keep unchanged; 25 voted to red stripe both sides of the street; 4 voted to provide angular parking
 - Adult Pool Hour – 27 voted to reinstate the adult hour; 10 voted against
 - Landscaping – majority voted for good or excellent job being done
 - SSOA remedy for those who do not have landscaping finished – 7 voted to foreclose; 22 voted to assess fine; 15 voted not a problem
 - Common themes throughout COMMENTS of the survey:
 - Too much watering in the common areas
 - Need for speed bumps in hazardous areas
 - Stronger CC&R enforcement
 - Better lighting
 - Gate the development
 - Tighter controls on builders to follow regulations
 - More marketing
 - Control barking dogs
 - Improve upkeep of the pathways
- Please be sure to visit our association's website: www.utahlake.org to participate in the online surveys, review proposed 2003 budget, read Board Meeting minutes, review CC&R's and By Laws, and participate in the association!
- Recently the Board requested that Advantage Management contract a Reserve Study to be done by a third party organization that specializes in conducting Reserve Studies for Owners Association throughout the United States. This study included a break down of all the amenities and property of the association and the cost to maintain, repair or replace these amenities. The study indicated that our association should have \$406,000 in a reserve fund. The SSOA currently has approximately \$10,000 in reserve. The finance committee proposes an increase in the homeowner monthly assessment to facilitate applying \$9,000/month to the SSOA reserve fund. At this rate of application the SSOA would reach its necessary \$406,000 reserve amount in five years. A copy of the Reserve Study is available to the association members at the SSOA office for review. This study is also available for review on the website.
- The Finance Committee proposed the 2003 budget to the board and officers. This budget calls for an increase of dues by \$23. The board resolved to seek more association feedback and budget recommendations before approving the budget. As such, the budget is available at the website for all the association to review. Please use the feedback section of the website to provide the board with your recommendations or visit the SSOA office to provide your feedback. Two alternatives to raising the monthly fees are: 1. Applying a large assessment to each homeowner to raise the same \$ for the association one time each year of about \$200/year for the next 5 years. 2. Significantly reducing the budget currently used to maintain the amenities that the association owns. Please see below for more details on the budget topic.
- The Pool and Parks Committee reported that the pool deck surface is currently very slick and dangerous for people due to icy conditions and a very smooth cement surface. The Pool Committee is considering various remedies to fix this condition and in the meantime admonished all who use the pool to apply the provided ice melt when you enter the pool area to the deck surface. Please use extreme caution to avoid injury.
- After reviewing the feedback from the online survey that board resolved to reinstate the adult pool hour from 9:00pm to 10:00pm every day effective immediately.
- For detailed minutes of the meeting you can visit SSOA office or visit the SSOA website: www.utahlake.org

NEWS AND MISCELLANEOUS

A brief budget summary: Following is how our monthly fees have been applied in 2002 and how it is proposed that they be applied in 2003:

2002 \$60 Monthly Fee Allocation

Maintenance (Grounds)	\$ 22.44
Pool	\$ 9.12
Management	\$ 7.26
Utilities	\$ 5.22
Security	\$ 3.78
Other Admin	\$ 3.24
Abatement	\$ 3.06
Clubhouse	\$ 2.88
Roads	\$ 2.64

Proposed 2003 \$83 Monthly Fee Allocation

Maintenance (Grounds)	\$ 24.90
Pool	\$ 10.87
Management	\$ 8.55
Utilities	\$ 6.56
Security	\$ 4.73
Other Admin	\$ 3.90
Abatement	\$ 3.90
Clubhouse	\$ 3.90
Roads	\$ 1.08

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Pavilion	\$ 0.30
Harbor	\$ 0.06
RESERVE	\$ 0.00
TOTAL	\$ 60.00

Pavilion	\$ 0.33
Harbor	\$ 0.08
RESERVE	\$ 14.20
TOTAL	\$ 83.00

Available cash as of January 1, 2002	\$ 30,000
Available cash as of January 1, 2003	\$ 20,850
Estimated available cash as of January 1, 2004	\$124,534

Please review sections 5.15 and 5.16 of the CC&Rs for compliance. Several in the association are not complying with these sections and will be warned or fined if they continue to not comply.

SECTION 5.15. Boats, Campers and Other Vehicle. Trailers, mobile homes, trucks larger than standard pickups, boats, tractors, campers, garden or maintenance equipment and vehicles other than automobiles, when not in actual use, shall be kept at all times in an enclosed structure or in a paved side yard area next to the garage but behind the fence and at no time shall any of said vehicles or equipment be parked or stored on a public or private right-of-way within the Subdivision. The parking or storage of commercial equipment, including, but not limited to, truck trailers or cabs, construction or excavation equipment, etc., is prohibited. The primary purpose of the garage required on each Lot is for the parking and storage of automobiles and other vehicles (hereafter "automobiles"). No other use of a garage or conversion of a garage, which prohibits or limits the use of a garage for the parking or storage of the number of automobiles for which it is designed, shall be permitted. Parking on the lawn or unpaved portion of the Lot or in a public right-of-way within the Subdivision, other than for temporary purposes (as determined by the ACC), is prohibited. No inoperative vehicle shall be parked or stored at any time on a Lot unless wholly within an enclosed structure. A minimum of two (2) off-street parking spaces for automobiles shall be provided on each Lot in addition to the garage spaces, provided that no parking in the front yard setback area of the Lot shall be allowed only in space directly in front of the garage.

SECTION 5.16. Garage Doors. Garage doors shall be closed except when open for a temporary purpose.

The SSOA Annual Meeting will be held as indicated in Section 2.02 of the By Laws of SSOA, Inc. on the second Wednesday of March (7:00pm, March 12, 2003). Four of five director positions will be open for election. During the January board meeting the Board of Directors will appoint a Nominating Committee as directed by the By Laws and will begin to outline the 2003 election process.

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