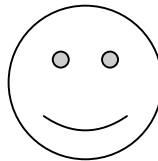


SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

DECEMBER 2003

SSOA Office Hours

Monday & Wednesdays: 4 PM – 8 PM
Tuesday, Thursday, and Friday: 10:00 AM – 2 PM
(See Last Page for Email Addresses for Board & Committees)



S.S.O.A. Next Board Meeting:

No Board Meeting
Is Scheduled for December.

Please Note: Always check the web site to confirm the Board meeting date prior to attending the meeting! All meetings are subject to change.

CC&R Complaints: Contact the CC&R Committee if you would like to report or dispute a CC&R violation. They will come by and address the issue. Please send your emails to: management@utahlake.org

Newsflash!

The Saratoga Women's Society is an exclusive women's club just for our community which offers fun monthly activities, free of charge, for the ladies of S.S.O.A. Come and get to know your neighbors and make some friends! Call Jennifer Johnston at 768-4214 or the SSOA Office at 766-0621 for more details. Next meeting is scheduled for January 13, 2004, at 7:00 p.m. at the clubhouse.

Thoughts for the Month:

Add a little whipping cream and nutmeg on your hot chocolate. It adds a wonderful flavor.

Attention All Residents Living on Saratoga Drive: We want to know what you think about the effectiveness of the speed bumps along Saratoga Drive. Are they serving their purpose by slowing down the traffic? If so, we will plan on keeping them and making them aesthetically correct next spring. If they aren't doing much good, and since they were installed inexpensively to try out, they can be inexpensively removed. Sooo... let your voice be heard! Please email us at office@utahlake.org and make sure you leave your name and address.

Quick Posts!

(For Detailed Info, Please Review the Minutes at www.utahlake.org or View Copy in Office/Weight Room)

- **Ken Leetham, with the City, provided a question and answer session for residents at the last Board meeting, addressing the City Sewer Line Proposal within our community. The Board approved the proposal, pending the master developer's approval. It would provide our Association roughly \$100,000.00 of services at no cost to the Association. ChaaaChing...That's a nice chunk of change to save! Below, for your review, is the Question and Answers presentation Ken provided:**

Q. What is the project?

A. This project is a proposed sewer main that will run from the north entrance of the development south in Saratoga Drive to Songbird Lane. The line will then run southeast in Songbird Lane to an existing sewer manhole.

Q. Why is this line necessary?

A. The line at this specific location is necessary to alleviate a bottleneck in the existing sewer system. That bottleneck creates a loss of sewer capacity in the overall system planned for the central and south parts of the City. The City is now nearing its capacity obligations on the existing system and must correct this deficiency within the next 6-8 months. Without this project, several developments along the Lake Mountain foothills will not be able to develop.

Q. When will the construction begin?

A. The construction will begin at the soonest time when its completion date will allow for fair weather in order to install asphalt at the end of the project. In other words, the project will not start until the City can finish it as quickly as possible and without delay waiting for asphalt in order to make repairs to the road.

Q. How long will the construction take?

A. The construction is estimated to take 60-90 days. It is not possible to be more specific until the design is completed and some preliminary inspection of the soil conditions in the construction project is finished. We do not expect this project to take longer than 90 days even in less than good conditions.

Q. Are there other alternatives besides placing the line in Saratoga Drive?

A. In order to correct this deficiency, there is no alternative other than to run a parallel line north from Songbird Lane to the entry of the subdivision. There are existing easements that could be used, but they are located between homes and through the Marina Village and park properties. The decision to use the road was made because it is the logical and most convenient and trouble-free location for the line.

Q. Why is the City seeking easements from the HOA?

SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

DECEMBER 2003

A. The City wants to make certain that it has the consent of the HOA to perform construction for the project in the HOA's streets.

Q. Is the HOA being compensated for its consent to allow the City to complete this project?

A. Yes. The City has proposed that the HOA be compensated by the City making repairs and adding filter systems to the secondary water service for the development. The City is also proposing to waive a requirement for a reserve fund to be in place as a condition of the City forming a Special Improvement District for street lighting. That is, if the City takes over street lighting maintenance in the development it will not require an advance payment of reserve funds from the HOA. The City will also completely overlay the entire width of the road within the project at the completion of construction. Normally, only the area above the new sewer trench would be repaired, but in this case, new asphalt is proposed for the entire width of the road.

- **New Year's Resolution? Ye Ole Saying: Before having kids:....."I want a body like a model!" After having kids: ..."I just want my old body back" ***sniffles**** If you are amongst the rest of us with a New Year's Resolution to get in shape, look for a new **Elliptical** exercise machine in the weight room. Also, the existing exercise equipment will be having a major tune up. So come on down, meet some friends, have some fun...and get in shape!
- **Smile You're on Camera!** Colored video cameras have been added that allow security to actually see the faces of mischief-makers and vandals. Additional cameras will be installed at the pavilion, volleyball court area, harbor gate area, and hot tubs. Say cheeeeeese!
- **2004 Budget.** We're ahead of schedule with our reserve. Residents can find comfort in knowing that the Association is off to a healthy start for the New Year! Please see the attached 2004 budget for more information.
- **Who Is Who, and How Can I Contact Them?** You got a complaint? How about a GREAT suggestion? We want to hear from you!!!
 - Utahlake.org (for minutes, email address, board issues, office hours, etc.)
 - Management@utahlake.org (Emails directed to Property Management and Office)
 - LAAC@utahlake.org (Emails directed to Landscape Committee)
 - Poolparks@utahlake.org (Emails directed to the Pool/Park Committee)
 - Board@utahlake.org (Emails directed to the Board.) They encourage feedback!

We encourage comments, suggestions, questions or concerns! Send them to our email address at Board@utahlake.org.

Board of Directors Contact Information:

Email: board@utahlake.org

Jeppson, J. D: 368-9688: Director, President of SSOA – Developer Relations
Kahn, Scott; 766-0974: Director, Vice President – Community Relations
Huntsman, Raleigh: 766-5777; Director - Treasurer
Roberts, Scott; 766-8556: Director – Legal, Safety
Hovanski-Moody, Lydia: 766-3179 – Security and CC&R's
Jenkins, Debra: 766-0621 or 358-4902 - Secretary to SSOA and Office Manager

Committee Chairpersons:

Barber, Melanie; 768-9384; Officer – Landscaping & Architectural Review

laac@utahlake.org

Wright, David; 766-8552; Officer – Parks, Pool, and Harbor

poolparks@utahlake.org

Lydia Hovanski-Moody; Officer – CC&R's

Management@utahlake.org

Troy Jenkins; Committee Chairman – Marketing

Management@utahlake.org

Other Key Contact Information:

Advantage Management, Assoc.
Management Company
management@utahlake.org
Jason Sucher, President Advantage
Management; 235-7368; or
jason@advantagemanagement.com

S.S.O.A. Office: 766-0621

Security 404-6003

SSOA Office, 625 S. Saratoga Dr,
766-0621, Fax 766-0623

Debra Jenkins, SSOA Office Mgr.

SSOA website: www.utahlake.org

County Abatement: 370-8637



Bear Paw Landscaping
Steve Drew – Owner; 347-0454



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.

Pyramid Building & Construction

Electrical	Paint	Cabinets
Dry wall	Decks	Cement work
Remodeling	Basements	Plumbing
Stucco	Finish work	

Martin Patane: 381-5146

SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

DECEMBER 2003



Chase Tippetts (801) 641-1719

- Do you have a question about your current mortgage loan?
 - Could you use an additional \$100 per month?
 - Are you thinking of moving?
- Call me today for a **FREE** analysis of your mortgage loan situation.

Flu Shots

10 \$

EAGLE MOUNTAIN FAMILY MEDICINE
At the Ranches
Tel: 801-789-8700



Expiration Date: 03/31/03

Gene Harvey Chevrolet Inc.

221 S. 500 E. American Fork, Utah. 84003

Allan Jeffs
"Big Al"
Sales Consultant
www.geneharvey.com

Trailblazer, Avalanche, suburban, Tahoe, Blazer,
Pickups, Vans, Corvette, Impala, Montecarlo, Camaro,
Malibu, Cavalier, and Tracker. New & Used.

Bus. Phone (801) 756-3546
SLC (801) 521-9559
Toll Free (877) 756-0001
Cell Phone (801) 319-3327

Results Skin Care

Alisa Funk is proud to open up her Microdermabrasion office in her home. **Introductory pricing!**

If you have...fine lines, wrinkles, acne or acne scars, hyper pigmentation, sun damage/spots, texture problems, white or blackheads...Microdermabrasion may be the answer for you!

Please call 766-1081 or 358-7471

Please call if you are ready to be proactive about the largest organ in your body...your skin!!



"We Create and Share Extraordinary Smiles."



Troy L. Sargent DMD
801-768-0808

The expenses to distribute this newsletter are paid for by various business sponsors. Advertisements from our sponsors will be included in this newsletter in exchange for their sponsorship. We very much appreciate their sponsorship and invite the association members to support these businesses whenever possible. If you know of a business that would like to be a newsletter sponsor please contact J. D. Jeppson.

Saratoga Springs HOA
625 S. Saratoga Drive
Saratoga Springs, UT 84043

PRSR STD
US POSTAGE
PAID
OREM, UT 84059
PERMIT NO. 220