

SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER
JULY, 2004

SSOA Office Hours

Monday & Wednesdays: 4 PM – 8 PM
Tuesday, Thursday, and Friday: 10:00 AM – 2 PM
(801) 766-0621

Newsflash Items!
(*Check for detailed information by number on Page 2)

- 1. New Access Keys are Here!** If you haven't already done so, please visit the office and exchange your old keys for new ones.*
- 2. New Speed Zones** on Centennial Blvd now 25mph.*
- 3. Speed Guns on Order** to be used by our security to slow speedsters. Fines will be enforced.*
- 4. Talons Cove Golf Course** is now open! Discounts for SSOA Residents!*
- 5. CPR Classes Free!** The Safety Committee is offering a free CPR Class for all residents.*
- 6. July "SSOA Clean Up Day"**. Free Access to Dumpsters and Discounted Bark Available to Residents!*
- 7. August 10. Saratoga Women's Society** is learning photography at 7:00 p.m. at the clubhouse! Pssst...men are also welcome!
- 8. Summer Lawn Watering and Maintenance** Recommendations from the experts for SSOA Home Owners.*

Please help us congratulate Richard and Traci Higbee on 1436 So. Cottonwood Lane for Yard of the Month!

- **Harbor/Marina towing:** Parking is enforced in the harbor/marina area. Please make sure you have a resident sticker, and that your guests have guest passes or temporary day passes located on their vehicles when parking in the harbor area. All vehicles without a sticker or pass WILL BE TOWED. Temporary day passes are available at the office up to a week in advance.
- **New residents:** We wish to extend a warm welcome to the new residents of our community. Please contact the office at 766-0621 to obtain your keys, vehicle stickers, and information packet. Again, welcome!
- **Just moved in?** Just a friendly reminder that landscaping must be installed within 6 months from the time the home is completed. Please be sure landscape plans are approved prior to planting. Visit the web site at www.utahlake.org for more details. Thank you!
- **Yes! We take plastic!** Master Card, Visa, American Express, Discover...we take them all. Feel free to contact the office to pay your monthly assessment by phone or set up an automatic withdrawal!
- **Owners who are renting:** The Board is asking owners renting their homes to provide the office with their tenant's information, as well as the owner's new mailing address and telephone number. This will assist us greatly in the distribution of keys, parking stickers, and CC&R notifications.
- **Tri-4-Fun** was a fun event held on June 12 in our community, which allowed us to meet and mingle with some determined, fun loving athletes! *Huge applause for all participants!

Next Board Meeting:
***July 22, 2004**
7:00 p.m. at Clubhouse

***Please Note:** Board meetings are generally held on the fourth Thursday of every month at the Clubhouse. Always check the web site to confirm the Board meeting date prior to attending the meeting! All meetings are subject to change.
www.utahlake.org

New Resident Social - July 8 at 7:00 – 9:00 p.m at the Clubhouse. All new residents and their neighbors are invited to attend! This is a great way to ask questions, meet new neighbors and get the scoop! Contact Cliff Webb at 766-1390 for more information!

"Saratoga Challenge" a Big Success!

"Just like the old days" was the familiar feedback we received in regards to our First Annual Saratoga Springs Owner's Association Challenge. This was not a City event, but a Home Owners event, and it was a great success! The Board would like to thank all the volunteers and sponsors who made it possible. The entire event (including the June 26th Golf Course Challenge), cost the Association just under \$2,800.00. Volunteers and sponsors kept the costs down. Stay tuned for two more events this year! Contact the office if you would like to help plan/perform/participate!

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Quick Posts!

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

1. **New Access Keys are Here!** We'd like to thank all residents for their patience in the replacement process of our security/access key system. Unfortunately, the old system began to turn keys off at random and eventually would not let us reprogram keys. All efforts to fix the system were exhausted and purchasing a new system was necessary. We realize it has been somewhat of a discomfort for some, but the new system is now up and running. In addition, residents' files have been updated. We'd like to extend a BIG THANK YOU for your patience and understanding. As a reminder, the old keys no longer work. Please bring your old keys to the office and exchange them for the new ones. (See front page for office hours.)
2. **New Speed Zones.** Due to speeding vehicles and commercial trucks/equipment, 25 mph signs have been posted on Centennial Blvd. Please be courteous in respecting **all posted speed limits throughout the community**, and remember...if there is no sign posted, AND houses face the street...the speed limit is 25 mph. Trust me...signs are so much better on the kidneys than speed bumps!
3. **Speed Guns on Order!** It's been determined that it's possible to enforce speeding with speed guns within the community. In cooperation with Utah Security Specialists, speed guns will be used to clock speeds throughout the community. Although citations will not be reported to the DMV, fines will be enforced. (i.e.: Over 0-10 mph is \$50.00, 10-20mph is \$100.00, over 20mph is \$200.00.) Over 20 mph would be considered reckless driving and the County Sheriff would be contacted.
4. **Talons Cove Golf Course** is now open! Special SSOA rates are available. Please bring your ID to confirm your SSOA residential status when arriving at the Golf Shop.

Special Residential Rates:

	9-Holes	18 Holes
Sun-Thur:	\$13.00 w/cart	\$26.00 w/cart
Fri-Sat:	\$18.00 w/cart	\$36.00 w/cart

Memberships: \$2,500.00 (for a very limited time) plus \$125.00/month dues. Membership covers members, spouse, and children under the age of 22 at home with unlimited golf fees. Golf carts are not included but are available to members for: (\$8.00 /18 holes, \$4/9holes per person). Their guests will enjoy the same HOA rates as long as they are playing with a member. Does not include food. Members are entitled to a 10% discount on merchandise in the golf shop, as well as a 14-day advance-booking window for members. **Driving range passes** are available for \$100.00 for members/nonmembers which includes 20 large buckets (represents a \$30.00 savings.) **Junior Clinics** are being offered from July-September. Contact the Golf shop for more information at **407-3030**.

5. **Free CPR Classes Offered to Residents!** The Safety Committee is organizing a free CPR class to all residents. Please contact the office at 766-0621 if you are interested in attending. Dates and times will be announced, as attendance for this class is determined.
6. **SSOA Clean Up Day!** Tired of wondering what to do with all those yard clippings? Are you a pack rat and just want to lighten up a bit? Then we may just have your solution! The Association will be providing a large **dumpster** inside the Marina for **residents only** from **July 16-26**. We ask that residents use the dumpster for boxes, garbage, and yard clippings only. No paint, batteries, oil, toxic misc, furniture, or chemicals are allowed. In addition, residents are invited to contact the office at 766-0621 before July 15, and order **shredded bark for a discounted price of \$19.00 cubic yard plus a one time \$10.00 delivery fee**. A credit card or check would be required at the time of reserving the bark. We ask residents to please help us stay in the guidelines set for the dumpster so that we may enjoy the same luxury next year.
7. **Saratoga Women's Society.** Always wanted to learn something about photography? Well here's your chance and it's free! Ladies (and gents!) come and join our own Saratoga Women's Society for a fun night of learning how to use the camera. This event will be held on August 10 at 7:00 p.m. at the clubhouse! Mark your calendars now!!!

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8. **Summer Lawn Watering and Maintenance.** The City has asked all residents to water their lawns before 10:00 a.m. or after 6:00 p.m. The Association is working with the City to do our part in the drought. Bear Claw has been asked not to water during between 10:00 a.m. and 6:00 p.m. We realize that this may cause some brown areas within the common areas but we are determined to do our part during this drought. Below are some great recommendations from the expert that will help keep your lawn green with less water! When reviewing them, please keep in mind to check your water pressure during the specified watering times to ensure proper water pressure.
- **Recommendations from the Experts on how to maintain a green lawn in our soil!**
Do you know you could use less water and have a healthier lawn? As much as one-half of the water used for lawn watering is wasted through incorrect watering! If you can answer these questions, you are probably watering correctly:
 1. Do you know how much water you apply each time you irrigate your lawn?
 2. Are you applying the water to your lawn evenly?
 3. Do you know when your lawn needs water?If you cannot answer these questions contact the SSOA Landscape and Architectural Review Committee (www.utahlake.org) or 766-1594, for do-it-yourself help in determining this information. Also, you can schedule a free water/sprinkler check through Utah State University (1-877-SAVE-H20). The average lawn root depth in Saratoga Springs is 5 inches. Watering deep and infrequently will allow lawn roots to be stronger and grow 8-12 inches in depth as will setting your mower cutting height higher (3-4 inches). Deeper roots help the lawn withstand drought stress and help save water. The following lawn watering schedule is strongly recommended for Saratoga Springs: June, July and August – once every three days; August – once every 6 days; and October – once every 10 days until system is shut down. Watering duration should be for about 25 minutes. For our clay soils it is better to do each watering in 3 cycles of 7 minutes each with an hour between cycles to allow for better water penetration into the soil and to reduce runoff. We also recommend that you always recycle your lawn clippings into your lawn. Doing this regularly can significantly reduce the amount of fertilizer needed. Please contact the above email or phone if you have any questions—SSOA Landscape and Architectural Review Committee.
 - **Attention Lake Front Property Owners!!!** The Board would like to strongly encourage all lake front property owners to contact the **US Army Corps of Engineers**, located at 533 West 2600 South, Suite 150, Bountiful, UT 84010 **PRIOR to grading property close to the wetlands**. The potential penalties for violation of the Clean Water Act includes a maximum criminal fine of \$50,000 per day and imprisonment for up to three years, and a maximum civil penalty of \$25,000 per day. The Army has informed us that it should be noted that the wetlands adjacent to some of the lake front properties perform valuable functions, which are important to the water quality of Utah Lake. They act as a natural filtering system by taking up phosphates and dissolved solids, which are transported, to the lake by storm water runoff and ground water seepage.
 - **I Missed the Saratoga Challenge but I'd like to buy a golf shirt or t-shirt!** We still have some t-shirts left that are selling for \$5.00 and the golf shirts for \$25.00. Come by the office if you are interested!
 - **I'm New to the SSOA, What Exactly do my Dues Cover?** A lot more than most! Our dues cover the maintenance of our year round pool, hot tubs, volleyball courts, basketball courts, historical pavilion, bar-b-que pits, horseshoe pits, boat docks, boat ramps, marina, landscape of green space, street gutters, private roads, fencing, snow removal, melt-away on roads during winter, walking paths, our 3 parks and play equipment, signs, security, security systems, patio furniture, weight room, mosquito abatement, newsletter ...hmmm have I forgot anything...OH YES! Awesome Community Events!?
 - **CC&R Clarifications:** To help relieve some confusion, below is the official Landscape CC&R Checklist. (More specific details are located on the web site under CC&R's.) Please note that CC&R checks will be conducted randomly throughout the month.
 1. Maintained front, side and back yards (sec. 5.13)
 - a. No Weeds
 - b. Edged
 - c. Cut Lawn
 - d. Tidy/Cut Shrubs
 - e. Neat Curb and Sidewalk

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- f. No Rubbish and Debris on Lot
 - g. No Dry, Dead Lawn
 2. No vegetable garden on front or side yard (vegetable gardens to be in back yards only) (sec 5.25 & R&R's 1.h)
 3. Vegetable garden and all garden vegetation to be kept well maintained (sculptured planting areas are strongly encouraged – see R&R's 1.h. for suggested materials) (sec.5.25)
 4. Complete Landscape (sec. 5.25)
 - a. Front Yard
 - b. Side Yard (R&R's 1.h.)
 - c. Back Yard (R&R's 1.h.)
 - d. Two, 2" Caliper Trees in Front
 - e. Two, 2" Caliper Trees in Back
 5. Automatic underground sprinkling system (sec. 5.25)
 6. RV/Boat Pad – Concrete or paving stones are acceptable, gravel is not. (sec. 5.15)
 7. No landscape materials (mulch, dirt, etc.) can be on the street (5.13)
 8. Dog runs to be in the backyard and out of public view (R&R's 1.g)
No wood or chain link fencing (exception dog runs) (R&R's 1.g)
- **Parking Review:** When parking, make sure you have your Saratoga Springs sticker in your lower left corner of the window on the driver's side. Also, make sure your guests have a guest pass on their vehicle. In addition, the Association and Sub-Associations are dealing with parking violators very seriously. K&S Towing will be used to tow abandoned, broken down vehicles, as well as vehicles in violation. We kindly ask that you make sure you are familiar with the parking rules within the Association. Just in case you're not, they are as follows:
 1. Residents are encouraged to park in their garage or driveways.
 2. Trailers, motor homes, boats, etc. are not to be parked overnight on the streets.
 3. Residents are not allowed to park in the visitor parking.
 4. Parking inoperable vehicles on the street or in visitor parking areas is not allowed.
72 hour maximum for vehicles parked on the street.
 - **Who Is Who on the Board, 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)
 - larc@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!
 - Office@utahlake.org (Emails directed to Office Manager at clubhouse.)

Please Complete Survey on Next Page.

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	Very Serious	Serious	Less Serious	Not Serious
Overgrown yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-licensed cars on properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage cans stored in public view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resident parking in visitor areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RV/trailer parking pad not installed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RV/trailer fence not installed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Play equipment in public view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lacking two trees in front yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lacking two trees in front yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other violation 1:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
Other violation 2:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
Other violation 3:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____				

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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

J.D. Jeppson: 368-9688 - Director, President of SSOA – Developer Relations
Scott Kahn: 766-0974 - Director, Vice President – Community Relations
Raleigh Huntsman - 766-5777 - Director – Treasurer
Ryan Hall: Director - Security & Harbor/Marina
Reggie Nozawa - 768-4657 – Director, Vice President – Legal & Safety
Debra Jenkins - 766-0621 or 358-4902 - Secretary to SSOA and Office Manager

Committee Chairpersons:

Landscaping & Architectural Review

larc@utahlake.org

Dave Wright - 766-8552 -Officer – Parks, Pool, and Harbor

poolparks@utahlake.org

Troy Jenkins – 766-1292 – Officer – Marketing

Office@utahlake.org

Other Key Contact Information:

Advantage Management, Assoc.
Management Company
management@utahlake.org

Jason Sucher, President; 235-7368;
or

jason@advantagemanagement.com

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

625 S. Saratoga Dr, Fax 766-0623

Debra Jenkins, SSOA Office Mgr.

Security 404-6003

SSOA website:

www.utahlake.org

County Abatement: 370-8637

Newsletter: Debra Jenkins, 766-0621

Towing: K&S: 768-0703. Towing
will be at owner's expense.

Animal Control: 343-4080



Bear Paw Landscaping

Steve Drew – Owner; 347-0454



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Troy L. Sargent DMD

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