

# SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

## NOVEMBER, 2004

### SSOA Office Hours

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

#### News Flash Items!

**Sub for Santa Scavenger Hunt / Potluck Party Tuesday, December 14 at 6:00 p.m at the Clubhouse!**  
Here's one you won't want to miss! We've got Santa for the kids, a chance to show off your best dish in a potluck feast, and yes...a **SCAVENGER HUNT!** The goal is to collect a \$50.00 donation from each couple (however, if you can spare just a dollar that would be great too! We don't turn down donations☺) The money will be used to get "wish items" for a few families in need within our own community. Teams will be assigned and given their list, and then the race is on!

The first team to come back with all their items on the list wins a prize! Meanwhile, Santa will be finding out children's Christmas list and letting them sit on his knee, and pictures will be taken!

O.k...so maybe a scavenger hunt isn't appealing to some folks...but they still want to help? No problem! We're also collecting unwrapped toys as well, here at the office during the month of December, and during the eve of the Scavenger Hunt!

So there's a plethora of ways you can help!

1. Donating \$50.00 (or as much as you can);
2. Donating an unwrapped toy or gift;
3. Bringing a favorite dish; and
4. Going on the scavenger hunt! Please don't miss it \*\*smiles\*\*.

#### News Flash Items!

- **Help! Help! Help!** A volunteer effort is needed from the Association members to help us maintain the Lake Trail. With a limited budget and few members, the Landscape & Architectural Review Committee is looking for volunteers to help us cut weeds and reeds, fill in erosion holes, remove washed in dirt piles, etc. The Utah State Department of Natural resources has indicated the state will give us matching funds for labor donated on the trail. Please let us know if you can give a couple of hours or more towards this project before the snow comes. For donations and/or more information, please contact yours truly at the office at 766-0621, or Dee Chamberlain at 766-1594. Your help would be greatly appreciated! Thank you! Debra.
- **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](http://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!
- **Saratoga City Council Meetings** are held the 2nd and 4th Tuesday of each month at 7:00 p.m. at the City Offices (in the little annex building on Redwood Road by the Fire Department across the Golf Course. In addition, Planning and Zoning meetings begin at 6:30 p.m. If you would like an agenda for these meetings, please contact Lori at the city at 766-9793 and she will add you to the agenda email list.

#### News Flash Items!

**November 11, 2004 Board Minutes** are now posted on the web site. Please visit [www.board@utahlake.org](http://www.board@utahlake.org) for detailed information of the Board meeting.

**\*Next Board Meeting** is to be determined. Please check the web site at [www.board@utahlake.org](http://www.board@utahlake.org) for the date and time of the next Board meeting, or look for the signs at the entrances. Thank you!!

\*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. Thank you!  
[www.board@utahlake.org](http://www.board@utahlake.org)

#### Yoga Classes (Free)!!

Experience the mind and body connection with yoga. All levels and ages; go at your own pace. **Tuesdays and Thursdays** at 6:30 a.m. to 7:30 a.m. at the Clubhouse!

**Prepare Your Pipes!** With winter fast approaching and temperatures lowering, please make sure that you properly drain your sprinkler pipes to prevent them from bursting. Also, make sure the hoses are detached from the spouts! Trust me...being from California...this is good info to know \*\*grins\*\*.

**Board Elections!** Just to plant the seed for those who may be interested in being on the Board...elections will be held in March. There are at least 2 positions available. Please bring in your bios to the office if you are interested! Thank you!

# SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

NOVEMBER, 2004

## Quick Posts!

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

1. **Cove Road** is in the process of installing a speed bump similar to the one at the airport. The Safety Committee is currently having an engineer looking at the costs to also replace the temporary speed bumps within the community with these new speed bumps...a bit more friendlier on the cars and easier on the eyes☺ For more information, please contact Reggie Nozawa at 768-4657.
2. **Christmas Lighting!** For those who haven't noticed, our "little elves" have been busily decorating our North and North West Entrances for the Christmas season. The timers on these have been set for 5:30 p.m. to midnight. The Christmas tree in the clubhouse will also be up the day after Thanksgiving!
3. **Halloween Food Drive a Success!** Many thanks goes out to Troy Jenkins, Kara Kinghorn, and the marketing committee for all the time and effort they put into the Halloween Food Drive. The HOA collected 309 pounds of food and also matched the collection! It was fun to watch the children (and adults \*\*grins\*\*) win a ton of prizes that were donated and given out. Also, hot dogs, cookies, and cider was also provided to the little ghouls and goblins and the big ghouls and goblins to boot! Look forward to next year "Swap and Treat" and be prepared to swap a can of food for a treat and some real fun!
4. **Trever Witham** is working on his Eagle Project and will be building 2-4 benches for our community! So, if you see Trever with a bench or hammer in his hands, make sure to give him a big THANK YOU!
5. **Say....I only had my RV/Trailer/Motorhome out for one day while I was packing it..how come I got a warning/fine?** The Board is asking residents to please contact the office if you plan on parking your RV/Motorhome/Trailers in your driveway or the street for the day (or two). This will enable the office to contact the CC&R inspector and notify them that it is only temporary, and will eliminate unnecessary warnings/fines sent. For more information please contact the office at 766-0621. Thank you!
6. **Harbor Update:** This matter has been tabled until next year due to unforeseen discrepancies in the lease between the HOA, the builder, and the state. The Board has hired an attorney to look into the HOA entitlements as it relates to the harbor lease. Until then, the Board has made the decision not to spend HOA monies on the harbor until further information showing a permanent lease has been obtained. If you have any questions, please feel free to contact Ryan Hall who is over the Harbor Committee at 836-8404.
7. **CC&R Poll Results:** The CC&R Committee has been busy creating an enforcement strategy that is built on the responses they received from their CC&R pole. We have attached the results and have tried to respond to the ones that have already been addressed. We have now had over 80 responses! Many thanks go to those who took the time to respond and have the desire to better our community by becoming involved!

Here's a quick summary of the write in comments and requests. Please note that some have already been addressed and have been noted. Look forward to the remaining comments being addressed in subsequent newsletters☺

### Requests:

1. More streetlights needed. (**Response:** The City has taken over our lights and will be adding lights as more homes are built within the community. In addition, the City plans on adding additional lights to areas with homes already present, that lack the lighting specifications of the City.)
2. Weeds along walking trails need to be tended to. (**Response:** The Landscape Committee is trying to get volunteers to help out on the lakeshore trail. If you would like to volunteer in this effort, please contact Dee Chamberlain at 766-1594.)
3. Fix the pool area drinking fountain (**Response:** This was fixed in the early summer...but has been winterized for the winter. Please note that the fountain will also not work if the City's culinary water has been temporarily turned off due to maintenance....which happened a few weeks ago.)
4. Streets need to be swept more frequently.
5. Stop over-pruning Pavilion area trees.(**Response:** It was discovered that some of the trees around the pavilion had contacted a disease. To save them, it was necessary to prune off the diseased portions of the trees. In addition, additional trees are scheduled to be planted around the Pavilion area.)
6. Require homes with damages to make timely repairs (**Response:** The Board is currently counseling with the HOA attorney to "repair" homes and assess a "special assessment" to the homeowner who does not make timely repairs.)
7. Play equipment needed (basketball and swings were specifically requested)
8. Dredge marina (**Response:** Although the water is down considerably, the Board has run into some issues with the state, who will not allow us to deposit the dredged material onto the banks. They are requiring the HOA to haul it away. Unfortunately, the price to haul it away is considerably higher than what was budgeted. In addition, there are

# SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

## NOVEMBER, 2004

questions as to the lease on the harbor between the HOA and the state. The board is having an attorney look into the lease with the state before they spend any additional monies on the harbor. Until they here back from the attorney, this matter has been tabled.)

### CC&R Survey Question 2 - Inconsistencies in Enforcement Noticed (in order from most to least responses)

1. Inconsistency in enforcement/perception of board favoritism (**Response:** A CC&R person was hired solely to do the CC&R inspections and enforcement. This person lives outside of the community. The Board members do not do the CC&R inspections. They are available, however, for any disputes a resident has with a violation they have received.)
2. Unkept front yards
3. 2" caliper trees
4. Repossessed/vacant homes and lots (**Response:** The HOA has been cleaning up some of the repossessed homes/vacant homes these past 2 months. We will continue to do so as our budget permits. We are also charging for these maintenance whenever possible, to the banks who own the repos.)
5. Parking violations (particularly in condo area)
6. RV pads & fencing
7. Fencing around yards
8. Homes with 3 sides siding
9. Leash law violations/poop/noisy pets
10. Pool violations
11. HOA play area vandalism/garbage
12. Toys all over yards
13. Permanent basketball hoops
14. Kids playing in vacant homes
15. Gardens on side of home
16. ATVs and scooters
17. Air conditioner in window

### CC&R Survey Question 4 - Other info you'd like to access online

1. Post CC&Rs (**Response:** already available on the website at [www.board@utahlake.org](http://www.board@utahlake.org))
2. Public violations list.
3. Place for homeowners to report violations/no anonymous complaints (**Response:** Contact the Office for assistance to report violations at 766-0621.)
4. Arbitration information (**Response:** Attend Board meetings to dispute violations or email the board at [www.board@utahlake.org](http://www.board@utahlake.org) to dispute a violation.)
5. Approval process for sheds or other permanent improvements (**Response:** Contact the CC&R Committee at 768-8426 and/or contact Peter Staks at 293-9674. Peter is with the main Saratoga Springs Developers and is responsible to approve all building plans, house additions, fencing, and certain permanent sheds.)
6. Updates to CC&Rs approved in HOA meetings (**Response:** The Board is currently in the process of compiling all of the updates to post on the website. Look forward to it in the near future. In the meantime, if you have questions, please contact anyone of the Board members or the office at 766-0621.)
7. Current status of projects - marina, reeds, lake path (**Response:** See minutes on website at [www.board@utahlake.org](http://www.board@utahlake.org) for meeting information and status of a variety of projects the board is addressing. Also, please read the Newsletter which is sent out monthly. It will provide an overcap of the board meetings. For detailed information of the Board meetings, please see [www.board@utahlake.org](http://www.board@utahlake.org), or read them on the cork board in the weight room by the office in the clubhouse.)
8. Calendar of meetings (**Response:** See website at [www.board@utahlake.org](http://www.board@utahlake.org) for meeting information and events.)
9. Names & numbers or board meetings (**Response:** See newsletter for names and numbers of board members, and tentative meeting times. Also see HOA website at [www.board@utahlake.org](http://www.board@utahlake.org). to confirm meeting times or contact the office at 766-0621.)
10. Follow up ok'd or not.

# SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

## NOVEMBER, 2004

**CC&R Survey - Other Violations Noticed** - (in order from most to least responses)

1. Pets poop/barking/loose (**Response: Residents are encouraged to contact Animal Control at 343-4080.**)
2. Not installing landscape on time (**Response: Fines have been enforce and the HOA attorney is looking into the proper way for the HOA to complete landscape which is not done in a timely manner, and charging the homeowner. The Board will keep residents posted.**)
3. Parking violations
4. ATV/Scooters
5. Common areas don't comply
6. Vacant/rental homes don't comply
7. Pool violations
8. Garage doors left open
9. Toys left out
10. Vacant lots used for dumping (**Response: The Board has approved a number of lots/vacant homes to be cleaned up within the last 3 months. Charges for the clean up will be passed onto the respective bank or owner.**)
11. Weedy flower beds
12. Rental issues (frequent turnover/multi-family)
13. Broken fences and concrete
14. Blocked driving visibility
15. Not paying HOA fees
16. Garage sale and other signs left all over
17. Unsupervised children playing in streets

Please keep the communication coming! Again, as the Board and CC&R committee address certain issues, they will be posted in subsequent newsletter for your information☺

- **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](http://Utahlake.org) (for minutes, email address, board issues, office hours, etc.)
  - [Management@utahlake.org](mailto:Management@utahlake.org) (Emails directed to Property Management and Office)
  - [larc@utahlake.org](mailto:larc@utahlake.org) (Emails directed to Landscape Committee)
  - [Poolparks@utahlake.org](mailto:Poolparks@utahlake.org) (Emails directed to the Pool/Park Committee)
  - [Board@utahlake.org](mailto:Board@utahlake.org) (Emails directed to the Board.) They encourage feedback!
  - [Office@utahlake.org](mailto:Office@utahlake.org) (Emails directed to Office Manager at clubhouse.)

The Board encourages comments, suggestions, questions or concerns! Send them to our email address at [Board@utahlake.org](mailto:Board@utahlake.org).

#### **Board of Directors Contact Information:**

**Email: [board@utahlake.org](mailto: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:**

Dee Chamberlain 766-1594 - Landscaping & Architectural Review

[larc@utahlake.org](mailto:larc@utahlake.org)

Kelly Rogers 768-8426 – CC&R Committee

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

[poolparks@utahlake.org](mailto:poolparks@utahlake.org)

Troy Jenkins – 766-1292 – Officer – Marketing

[Office@utahlake.org](mailto:Office@utahlake.org)

#### **Other Key Contact Information:**

Advantage Management, Assoc.  
Management Company  
**[management@utahlake.org](mailto:management@utahlake.org)**  
Jason Sucher, President; 235-7368;  
or

[jason@advantagemanagement.com](mailto:jason@advantagemanagement.com)

**S.S.O.A. Office:** 766-0621  
625 S. Saratoga Dr, Fax 766-0623  
Debra Jenkins, SSOA Office Mgr.  
Whitney Hennen, Office Admin.

**Security 404-6003**

**SSOA website:**

[www.utahlake.org](http://www.utahlake.org)

**County Abatement: 370-8637**

**Newsletter:** Debra Jenkins, 766-0621

**Animal Control: 343-4080**

# SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

## NOVEMBER, 2004



**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.

**Your Advertisement Can Be Located Here!  
\$25.00 Per Month! Contact the SSOA Office  
at 766-0621 for More Details!**

## "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