

SARATOGA SPRINGS OWNERS ASSOCIATION NEWSLETTER

February 2005

SSOA Office Hours

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

News Flash Items!

Having a smelly water issue?

Have you been smelling a really strong, foul odor coming from your water in one or more sinks in your home? If so, it may be a result of a bacteria living in the tubing beneath your sink.

When the subdivision was first being constructed, there apparently was a time when irrigation water got into the house water system. Homeowners were notified and told to flush their pipes. However, it seems, some only flushed one or two faucets, not every one, thus the bacteria was able to take hold in those that weren't flushed immediately or for a long enough period.

However, there is an easy and fairly inexpensive fix for that. The tubing beneath your sink needs to be replaced. Any plumber can do it. The plumber I used, Gary Ellis (in American Fork, at 756-4705), replaced my old tubing (which smelled really bad!) with Pex Potable tubing, Vanguard Vanex. For about \$25 in parts and one hour's labor, he was able to rid two sinks of that smell! Well worth it!

News Flash Items!

The SSOA Annual Meeting is March 9th

- The annual meeting will be held on March 9th from 7pm until 9pm at the Saratoga Shores Elementary School 1415 S Parkside Drive. **We will be electing two new board members and are seeking candidates who will submit their request in writing by 5:00 PM on March 7th along with a short biography so we can include them on the ballot at the meeting.**

- **Next Board Meeting** is scheduled for Thursday, February 24, 2005, 7pm. Members are encouraged to participate. 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

- **Desert Shark Triathlon**

The Desert Shark Triathlon will be held on Saturday June 11, 2005 the race will begin at 8:00 am. The race for the adults will be a 250 yard swim (5 pool laps), 11 mile bike and a 3 mile run. The kids race will be right after the adults and it will be a 100-yard swim (2 pool laps), 3-mile bike and 1.5 mile run. It would be wonderful to have a number of families from the community participate and if parents would like to go with their children they are more than welcome!

The Desert Sharks were appreciative of the community members that helped last year and are hopeful that there will be even more this year. They are looking for volunteers to help with directing traffic, monitor the race routes, safety boats, medical personnel and parking direction. Also, they are looking for local business to help sponsor the event. For more information go to www.triutah.com

News Flash Items!

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!

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!

Yes! We take plastic!

Mastercard, Visa, American Express and Discover....we take them all. Feel free to contact the office to pay your monthly assessment by phone or set up an automatic withdrawal!

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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. **Roaming Animals** and owners who don't clean up after them is becoming a big problem. Everyone needs to respect their neighbors, keep their pets on leashes and clean up after their pets immediately. If you are having problems with roaming animals and their messes call animal control the number is 343-4080.
2. **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 that was completed a couple of months ago. We have again 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)
3. 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 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 reposs.)
5. Parking violations (particularly in condo area)
6. RV pads & fencing
7. Fencing around yards
8. Homes with 3 sides siding

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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)
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 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.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.utahlake.org, or read them on the corkboard in the weight room by the office in the clubhouse.)
8. Calendar of meetings (**Response:** See website at www.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. to confirm meeting times or contact the office at 766-0621.)
10. Follow up ok'd or not.

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

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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 (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.)

The Board encourages 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
Whitney Hennen - 766-0621 or 358-4902 - Secretary to SSOA and Office Manager

Committee Chairpersons:

Dee Chamberlain 766-1594 - Landscaping & Architectural Review
larc@utahlake.org

Kelly Rogers 768-8426 – CC&R Committee

Dave Wright - 766-8552 -Officer – Parks, Pool, and Harbor
poolparks@utahlake.org

Troy Jenkins – 766-1292 – Officer – Marketing

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
Whitney Hennen, Office Admin.

Security 404-6003

SSOA website:

www.utahlake.org

County Abatement: 370-8637

Newsletter: Whitney Hennen, 766-0621

Animal Control: 343-4080



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.



Animal Hospital

Dr. John Farrer
766-3323

Your community animal care provider. Excellence in service.
240 East State Road 73, Saratoga Springs

"We Create and Share Extraordinary Smiles."



Troy L. Sargent DMD
801-768-0808

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

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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.

TREADMILL FOR SALE. The SSOA is selling one of the refurbished treadmills from the clubhouse for the best offer over \$150.00. Please submit your bid by 5:00 2/25 at the SSOA office. This would be great for home use and was

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recently professionally serviced. It can be seen and tested at the clubhouse. Talk to Whitney at the office for more details.