

SARATOGA RESORT LIVING

COMMUNITY SOLUTIONS & SALES

Community Solutions & Sales was recently awarded the management contract for the Saratoga Springs Homeowner's Association. Community Solutions & Sales was founded in May of 2001 by Becki Wheeler. Becki is a licensed Real Estate Broker and has worked in the industry for over a decade. When the company was originally founded they managed 7 homeowners associations. Today the company manages over 40 of Utah's premiere communities along the Wasatch Front.

Community Solutions & Sales is a full service real estate brokerage offering homeowner's association management, leasing, and real estate sales services. Today the company employs over 30 people and have management office presence at:

Farmington Crossing, Farmington; Park at Gateway, Salt Lake City; Tuscany, West Jordan; Renaissance, West Jordan; Villas at Hidden Creek, Sandy; Chandler Point, Draper and are planning to establish a full time presence in Saratoga Springs.

The management agreement does not start officially until January of 2007, but there is a great deal of work currently being conducted to set the stage for an effective management effort next year. Some projects underway include: creation of a budget for 2007, development of a cost effective staffing strategy, creation of monthly newsletters and e-mail bulletins, enforcement of community rules per the CC&Rs, collection of past due homeowner's association dues, development of a strong web presence for the community, evaluation of current insurance coverage, preparation of Director packets for monthly Board Meetings, maintenance of the Common Ar-

eas and Limited Common Areas.

The Board of Directors is the executive body that oversees the activity of the management group, but it is management's objective to provide outstanding service to every homeowner in the community. The Community Solutions & Sales contact information is Main Office Telephone # 801-955-5126, Main Office Fax # 801-955-1769, Website

www.onlinecommunitysolutions.com,
Emergency Pager # 801-490-4894.

Community Solutions & Sales is looking forward to getting to know you. Their primary objective is to drive property values, create a sense of community, make association records available to all for review, and to help Saratoga Springs to be known as one of Utah's premiere communities.



President's Message

This is the time of year we celebrate the holidays and give thanks for our loved ones and association with good neighbors and friends. We appreciate your contribution to the Association this past year and hope this will continue in the New Year.

There are some changes coming in the management of the association which we feel are for the greater good of the community. I have enjoyed working in this capacity

the last several months, and hope that however you celebrate this holiday season, it will be an enjoyable time for you and your family and friends

Sincerely,
Dee Chamberlain,
President, SSOA



Thank You,
Homeowners!

The office staff of Saratoga Springs Owners Association, Inc. would like to thank the homeowners for being so helpful in working with staff as we resolve account problems and deal with one another. It has been a pleasure to deal with the homeowners in this community.

Annual Saratoga Springs Neighborhood Christmas Project!

Seven years ago, Jenny Hill saved money from her small disability check to give Christmas dinner to Utah County to homeless individuals who were suffering from mental illness and challenged. As word spread, many joined in with gifts and food. Residents of Saratoga Springs are asked to continue the tradition of providing a Merry Christmas for those who have so little. Even the smallest contributions are appreciated.

The current needs are listed below:

New-looking warm clothing for men and women (Sizes Large and Extra Large).

Gifts and clothing for a 14-year old boy. He is thin, average height.

Christmas dinner items - ready-to-serve food, desserts, fruit, vegetables, drinks.

Paper supplies - paper cups, plates, napkins, tablecloths, plastic utensils.

Please wrap gifts and identify. Put food in disposable containers.

Deliver what you can by **Saturday, December 23rd** to:

Fred/Judy Weindorf & 396 Bayside Drive (358-0334)

Cherry Dean-Mayberry @ 388 Bayside Drive (367-1160)

Thank you !

Street Votes are **still** being counted !

We, as homeowners, have decided by over 20 to 1 that the arterial streets are better served by the city. Thanks to all who collected information and facts to help make this decision possible. The questions posed were answered directly by phone and email plus where possible on the www.utahlake.org website, including a "Pro and Con" list as requested by two people.

Our next step will be for the Board of Directors to certify the decision and author-

ize that a letter be sent to the city asking for a final agreement be drafted for approval. Upon review and agreement, then the final agreement will be executed. After that, the final steps of the agreement need to be completed so that work can be done.

With any luck on completing all the many details of this project, we may see results as soon as next summer. Thanks again for the team approach to making a good decision for long term benefits to

homeowners and the City of Saratoga Springs.

Estimated work needed:

Saratoga Drive: \$65,257

Cove Road: \$45,515

Parkway Blvd: \$91,408

Centennial Blvd: \$110,316

Fairway Boulevard: \$24,537

A Message from Your Landscaping Committee

The bulb planting project this fall had an apathetic start, but the last minute enthusiasm of some dedicated gardeners (a few of them Master Gardeners), renewed my sense of community here at Saratoga Springs. Thanks to Dee Chamberlain and Reggie Nozawa, these bulbs were obtained from Thanksgiving Point for beautification of our community. A heartfelt thank you to John Woodward, Larry and Shirley Johnson, Dwight and Linda Peterson, Rowena and Nicolae Gradetsky, Reggie and Wendy Nozawa, Jim and Carrie Bartlett, and all the helpers. The bulbs were planted along the entrances, around the clubhouse, and in common areas in the Lakeshore community.

In October, the Board voted for the Landscape Maintenance Contract to be available for open bid. A request for proposals was placed in the Tribune, Herald, and Deseret newspapers under legal notices. Fifteen professional landscape contractors responded, and eight attended an individual 1 ½ hour "walk-through" of our community to define the areas of responsibility, review performance expectations, and receive a specification packet. (The specifications can be reviewed through the association website, utahlake.org). The sealed, itemized bids that are received by the publicized deadline will be reviewed by the committee. A bid will be selected by the Landscaping Committee. Our selection

will be presented to the board for approval, and the final contract will be negotiated with the Contractor, based on our budget and the work requested. The names of the bidders will be blocked out by a non-committee member, and then assigned a number. This will insure an objective and impartial process, providing the highest degree of credibility to this committee's desire for the company, as well as the proposed expense.



RECENT DECISIONS OF THE BOARD—WHICH AFFECT YOU AND ME

Delay in pool construction

The Board delayed moving ahead with pool construction until the Board's January meeting in order to see if the State of Utah would be willing to write special rules for mineral pools—thereby permitting us to keep our hot mineral pool.

Outbuildings

The Board indicated its intent to have uniform restrictions apply to the con-

struction of all outbuildings in SSOA. It referred the matter to the CC&Rs committee to come up with a fine schedule to begin implementing in May of 2007. (*This matter is coming up again at the December Board meeting.*)

Management Company

The Board indicated that it intends to sign a one year contract for the year 2007 with Community Solutions and Sales to manage SSOA.

EMPLOYMENT OPPORTUNITIES

NEEDED: 1 or 2 volunteer arborists in our community for recommendations on the management of our trees (Master Gardeners---we need your help!).

NEEDED: We have need of tree removal now, and in the spring. If you would like to provide a bid for the work, please call the office at 766-0621,

Email information is needed!

Communication is very important! Please let the office know your email. Ours is office@utahlake.org

Reminders

Late fees will be imposed starting January 15, 2007.

The office will be closed on December 25, 2006, December 26, 2006 and January 1, 2007.

Any account that there is no payment for 60 days will be forwarded to the attorney for collection in accordance to the resolution passed by the board.

Sincere Thanks

At its most recent board meeting, the board of Directors released Jim Parker as General Manager of SSOA effective November 30, 2006. Jim has held that position for the last nineteen months. Jim was very conscientious in performing his duties—always making himself available even on weekends and nights. As a community we wish to thank Jim for his efforts on all our behalf and wish him well in his future endeavors. Many homeowners appeared before the Board and expressed their support for Jim.

Advertisements

Vinyl Lettering for Sale!

Customize or choose from hundreds of pre-designed expressions. Something for every style and budget. Call Jesse at (801) 407-1162 or contact by e-mail princess-jlc@hotmail.com

Advertising space is available in the newsletter. \$25 for business card size, \$50 for half page ad and \$100 for full page. Your ad will run for one month.

An Hour at our Harbor

Last Saturday the following violations were observed in the harbor area all within a 30 minute period of time:

2 cars and one boat were parked in the fire lane; an entire group of people were fishing on the pier marked "no fishing"; car parked without a pass; 2 separate groups of hunters firing weapons in the harbor area; two hunting dogs not on leash and homeowners not present with their guests.

With the help of three deputies from the Sheriff's Office we were able to correct the situation. Why did it happen?

It happened because some homeowners disregarded the rule that you must

accompany your guests in the harbor, swimming, and clubhouse area at all times. The yearly "red dashboard passes" are really good only when your guests are with a homeowner. We cannot expect our guests to be as familiar with our rules as we are. We end up exposing our guests to unpleasant situations and potential liability when we are not present to insure their compliance with our rules.

A homeowner is liable at all times for the activities of his guests. Although it is legal to hunt birds when you are in the waters of Utah Lake

and on state lands, it is scary when they are firing weapons in the harbor area with people swimming nearby. Encourage your hunting friends to park and hunt over by Inlet State Park. Also, most hunters to not clean up after their retrievers, so home owner you are liable to clean up after your guests' dogs.

If each of us would accompany our guests at all times in the common areas, we would have greater safety for all of us and we would be insuring that our Association's rules are being followed to the enjoyment of the entire community.

Pool Update

Many homeowners have expressed a desire to keep our pool a hot mineral pool. As has been previously discussed with our homeowners, when the federal government set a

new drinking water standard for arsenic, our mineral pool was no longer in compliance. The composition of our water did not change, but the federal rule changed. As a homeowner's association, we have been grappling with becoming compliant with the new standard and still trying to maintain a year-round winter-warm pool. Trying to produce a system to accomplish that goal which is still financially feasible for our homeowners is a challenge. Last month a question was asked of Ron Tobler of the Utah County Health Dept requesting the possi-

bility of keeping the Saratoga Springs Pool as a mineral pool. Ron has been working with us to see if our request is at all possible. On our web site's opening page (utahlake.org) is a synopsis from Ron Tobler explaining our pool situation from the Health Department's position. There may be a possibility for us to keep our mineral pool, but it might be an uphill battle. Please read full text of the synopsis on our web-site .

Contact Information

Clubhouse Office Address:

625 Saratoga Dr, Saratoga Springs, UT 84045
 Office Phone: 801-766-0621,
 Fax: 801-847-5803
 Email: office@utahlake.org
 Web: www.utahlake.org
 Hours 9 am - 1pm Monday thru Friday

SSOA

President - Dee Chamberlain -717-8538
 Community Solutions and Sales -
 Becki and Jeff Wheeler (801) 964-1675
 Office Manager - John Woodward 766-0621
 Office Administrator - Korin Hatcher 766-0621
 Cleaning - Bill Raines 380-6778
 Maintenance - Mike Stewart 362-5335
 Newsletter - Kathy Kinghorn 766-0621

Board of Directors:

Ryan Hall- 766-3776
 Gayla Meyers - 766-6373
 Reggie Nozawa- 768-4657
 John Rea - 766-9845
 Kirk Skyles -768-0564
 email: board@utahlake.org

SSOA Security – 653-5565

Emergency 911 Utah County Sheriff 851-4100

Committees:

CC&R John Moody 735-6130
 ccr@utahlake.org Call for meeting time.
Community Events Allison Wilkinson
 766-8855 Call for meeting time.
Harbor Jon Layton, 2nd Wednesday 7pm.
Landscape / ARC Gaylee Ankerberg 766-4431 larc@utahlake.org 1st Thursday 7pm.
Pools & Parks Dave Wright 766-8552
 poolsparks@utahlake.org 2nd Thursday 6pm.
Streets, Safety & Security Larry N Johnson 766-4650 2nd Tuesday 7pm.

Board Agenda -Thursday, December 28, 2006

Approval of November 30, 2006 minutes.

Members Forum – Time has been set aside for any person to express ideas, concerns, comments, questions or issues. Comments limited to **three minutes**.

Resolutions

Payment of Lakeshore Drainage Invoice

Amsource Easement
 Out buildings architecture + violation fees
 Check signing authority
 Approve landscape contract

Discussion

Sweep Account at Zion's Bank
 Ben Campbell CPA here 1st week of Jan for 2006 audit
 Request for additional funds for necessary repairs (Landscaping)



Special Thanks

A few months ago Kathy Kinghorn volunteered to be our newsletter editor. She has worked very hard with an extremely short deadline to produce this outstanding news letter each month. **THANKS KATHY!**

Calendar of Events

- Dec 20 - Saratoga Springs Book Club 7 - 9pm
- Dec 21 - Landscape and ARC Meeting 7 - 9pm
- Dec 28 - SSOA Board Meeting 6pm
- Jan 2 - Lakeshore HOA Member Meeting 7 - 10pm
- Jan 4 - SS Children's Book Club 1- 4pm
- Jan 4 - Marina Village HOA Member 7- 9pm