

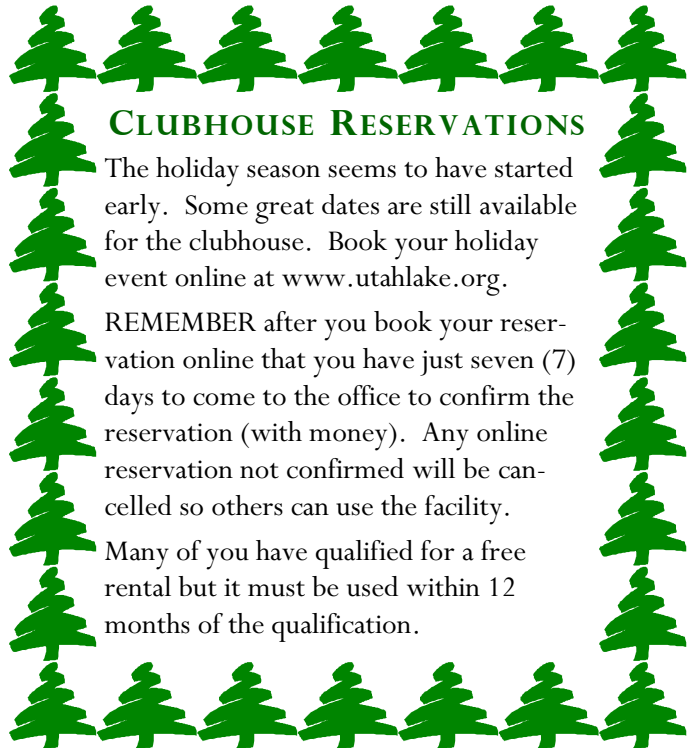
SARATOGA RESORT LIVING

VOLUME 2006, ISSUE 9, 20 SEPTEMBER 2006

SARATOGA SPRINGS OWNERS ASSOC @ WWW.UTLAKE.ORG

BOARD MEETING AGENDA 6:00 PM THURSDAY,

1. Minutes read for approval
2. Finance
 - a. Year to date budget status
 - b. Requests for waiver of fees
 - c. 2007 Budget considerations
 - d. Budget/Finance Committee setup
3. The streets issue
4. Amsource easement request
5. Policies & Procedures:
 - a: Status of Policy & Procedures
 - b: Book of Rules & Regulations
 - c: Fee Schedule Resolution
6. Sub Associations:
 - SSOA's Responsibility
 - Marina Village
 - Lakeshore
 - Lakeside
7. Committee Reports
 - a. Community Affairs
 - b. Harbor
 - c. Landscaping
 - d. Pool & Parks (Pool Rules sign)
 - e. Roads & Safety
8. Members Forum



CLUBHOUSE RESERVATIONS

The holiday season seems to have started early. Some great dates are still available for the clubhouse. Book your holiday event online at www.utahlake.org.

REMEMBER after you book your reservation online that you have just seven (7) days to come to the office to confirm the reservation (with money). Any online reservation not confirmed will be cancelled so others can use the facility.

Many of you have qualified for a free rental but it must be used within 12 months of the qualification.

COMMUNITY CALENDAR

Sept 28	Board Meeting
Oct 5	Landscaping/ARC Committee
Oct 10	Lakeshore Annual Meeting, Clubhouse
Oct 10	Marina Village Annual Meeting, Location TBA
Oct 10	Roads and Security Committee
Oct 13	Pool & Parks Committee
Oct 18	Harbor Committee, Office
Oct 18	Book Group - <u>Mutant Message Down Under</u>
Oct 19	Landscaping/ARC Committee
Oct 26	Board Meeting

HARBOR COMMITTEE CHAIRMAN

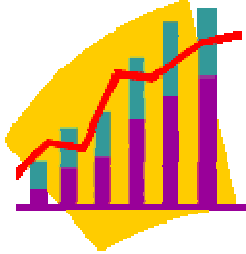
Please welcome Jon & Charai Layton to the Harbor Committee. Jon will serve as the committee chairman.

They are boat owners and one of their favorite summer pass times is taking the kids tubing.

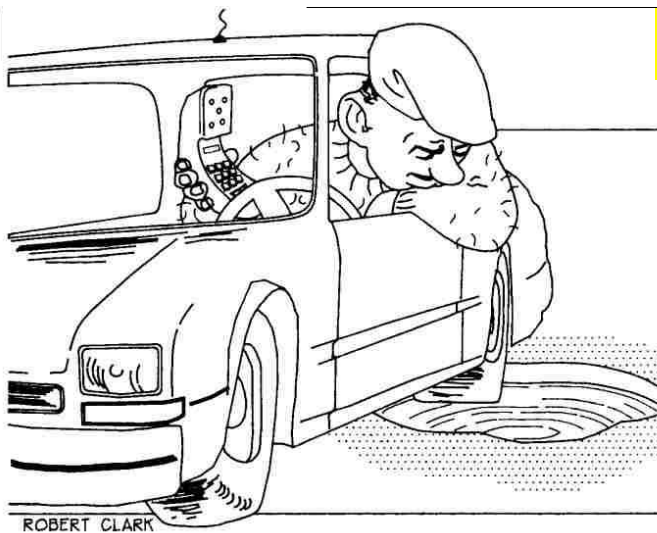
It is the committee's first priority to cleanup the harbor and make it a nice area for families to enjoy year round. Look for updates in the this newsletter. If you would like to be part of the Harbor Committee please call Jon Layton 766-5924

NATIONAL HOA STATISTICS

[Source: Community Associations Institute.] Estimated number of U.S. association-governed communities and individual housing units and residents within those communities:



Year	Communities	Housing Units	Residents
1970	10,000	701,000	2.1 million
1980	36,000	3.6 million	9.6 million
1990	130,000	11.6 million	29.6 million
2000	222,500	17.8 million	45.2 million
2002	240,000	19.2 million	48.0 million
2004	260,000	20.8 million	51.8 million
2005	274,000	22.1 million	54.6 million



STREETS HAVE MARKS

Many have noticed the white and orange marks on the streets. These indicate potential repairs and improvements. Thanks to all who responded to “Calling all Potholes”, most of the needs have been located. If there is a pothole without marks near you, or a bad break on the asphalt trail, please let us know.

The city has been collecting the gasoline tax from the state to maintain our streets since the

city started. The Board is discussing with the City converting the SSOA streets to city streets as a way of avoiding large dues increases and improving safety.

The city and SSOA have been doing an assessment of the condition of the streets which will be part of the negotiations. We appreciate everyone’s patience and will keep you posted.

WHY A FEE INCREASE??

BY COMMUNITY ASSOCIATIONS INSTITUTE

It isn’t news most homeowners want to hear: that assessments might be increased. But sometimes a fee increase is the best way to keep the association in good financial health — and, sometimes, increases are unavoidable. Here are some of the reactions homeowners typically have when they hear that their fees are about to increase, followed by the related rationale for an increase.

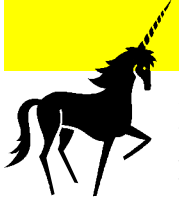
1. *“I can’t afford the increase.”*
When you live in an association, you need to be willing to share the costs, as described in the governing documents to which you agreed in escrow. Keep in mind that if the association does not maintain its property, real-estate values can decline.
2. *“I probably won’t be living here in 15 years when the*

streets need repaving. Why should I have to pay now?”
Senior citizens, as well as young people living in condos they consider to be starter homes, often pose this question. The problem with this “short-timer” logic is that these people are themselves benefiting from the use of the streets, pool, and other common assets paid for by members who lived there before. Members should pay for the incremental use of these items

each year they live there.

3. *“Why don’t we just have a special assessment for a specific project?”* It can be difficult to collect money when you suddenly have a large expense. It’s better to collect it gradually, so the funds are there when you need them. Also a special assessment unfairly penalizes homeowners who happen to live in the association at the time.

MYTHS AND MISCONCEPTIONS



A lot of what the general public thinks about home-owner associations is wrong. For example many disputes over the American flag have nothing at all to do with the flag itself; rather, the issue usually involves the placement of permanent flagpoles. Another example: Many people think that community association governing boards have unbridled power in per-

petuity. In fact association board members are elected by their neighbors and, therefore, can be voted out of office. Still another myth: Many people may assume the community association industry strives to perpetuate itself. In reality, community associations exist largely because cash-strapped local municipalities require new developments to take responsibility for many of the services once provided by government —

street lighting, garbage pickup, snow removal, road maintenance and so on. Making builders and developers — and ultimately communities — responsible for common elements requires the establishment of an entity to manage these services. That entity is the community association.

[Source: Community



PAPER WORK
IS THE
EMBALMING
FLUID OF
BUREAUCRACY,
MAINTAINING
AN
APPEARANCE
OF LIFE WHERE
NONE EXISTS
-ROBERT J MELTZER.

SEPTEMBER "YARD OF THE MONTH" WINERS



1768 Amanda Lane



853 Beck Court



1476 Trapper Court



166 Cove Road

- PREVIOUS 2006
YARD OF THE MONTH**
- May:**
123 Par Street
1236 Wildhorse Rd
- June:**
85 Anasazi Court
1902 Praire Pond Road
- July:**
1436 Trapper Road
114 Seven Iron Ct.
865 Beck Court
70 Frontier Court
- August:**
60 Summer Place
910 Teal Road
1878 Centennial Blvd
70 Amber Road

CONTACT INFORMATION

Office at the Clubhouse Address:
 625 Saratoga Dr, Saratoga Springs, UT 84045
 Check Payment Address:
 625 Saratoga Dr, Saratoga Springs, UT 84045-8203
 Office Phone: 801-766-0621, Fax: 801-847-5803
 Email: office@utahlake.org — Web: www.utahlake.org
 Hours 9 am - 1 pm — M-F

Board of Directors: **email:** board@utahlake.org
 Ryan Hall- 766-3776, Harbor/Marina / Pool & Parks
 Gayla Myers- 766-6373, Policy & Procedures
 Reggie Nozawa- 768-4657, Legal , Liaison to Sub-Associations
 Warren Price-766-9845, CC&R
 Kirk Skyles-768-0564, Landscape & ARC

SSOA Officers and Staff
 President - Dee Chamberlain -717-8538
 Treasurer - Raleigh Huntsman 766-5777
 General Manager - Jim Parker 735-2422
 Office Manager - John Woodward 310-7933
 Cleaning - Bill Raines 380-6778
 Maintenance - Mike Stewart 362-5335
 SSOA Security -653-5565

Emergency 911 Utah County Sheriff 851-4100

COMMUNITY ASSOCIATIONS INSTITUTE (CAI)

The Utah Chapter of the Community Associations Institute (CAI) is presenting a one day workshop for community Association leaders and homeowners. It is called “Essentials — A Basic Course for Community Associations”. It is intended for board members, homeowners living in a common-interest community, and committee members.

Location: The Atrium at the Governor’s Plaza 560 E South Temple, SLC

Saturday, October 14th.
 8:30 Registration
 9:00 — 2:30 Course

Registration: \$60 CAI members, \$80 non-members
 Includes course, materials & lunch

Please contact the office if you would like to attend.

SSOA BOOK GROUP

Our organizational meeting of SSOA Book Group was held Sept 20 with 12 members in attendance. We have decided on books through the month of May. Here are the books for the next few months...

- Oct. 18- Mutant Message Down Under by Marlo Morgan
- Nov. 15- Screwtape Letters/ A Great Divorce by C.S. Lewis
- Dec. 20- a sharing time of Christmas stories/picture books

If you missed the meeting and would like to sign up, please call Pam Infanger @766-8869 or email at paminfanger@yahoo.com.

See you Oct. 18 @ 7PM in the clubhouse!!

COMMITTEES

Committee	Chair	Regular Meeting Schedule
Budget & Finance		
CC&R	John Moody 735-6130 ccr@utahlake.org	Call for Scheduled time.
Community Events	Allison Wilkinson 766-8855	Call for Scheduled time.
Harbor	Jon Layton 766-5924	2nd Wed 7pm
Landscape/ ARC	Gaylee Ankerberg 766-4431 larc@utahlake.org	1st & 3rd Thur 7pm
Pools & Parks	Dave Wright 766-8552 poolparks@utahlake.org	2nd Thur 6pm
Streets, Safety & Security	Larry N Johnson 766-4650	2nd Tue 7pm

VOLENTEER HELP WANTED

We are looking for several people to manage our monthly newsletter. It would require knowledge of Microsoft Publisher; then soliciting articles of community interest, writing, editing, getting approval, and production.