

SARATOGA RESORT LIVING

HAPPY NEW YEAR!



Community Solutions & Sales started managing the community on January 1, 2007. The management group has now had the opportunity to meet with Saratoga Springs Owners Association, Lakeshore Board, Marina Village Board and many of the vendors that provide services to the community.

A working meeting with the Saratoga Springs Owners Association was held on January 11th at 6:00 p.m. and the regular Board Meeting is scheduled on January 25th at 6:00 p.m.

The management team is very appreciative of the level of support offered by the outgoing management team, board members, and the various committee members.

The Community Solutions & Sales team that has been assembled includes: Becki Wheeler, Owner/Broker becki@onlinecommunitysolutions.com; Jenai Reid, Executive Director of Property Management jenai@onlinecommunitysolutions.com; Howard Van Horn, Property Manager, starts February 1, 2007; Steve Reid, Director of Maintenance steve@onlinecommunitysolutions.com; Jeff Wheeler, Vice President of Real Estate Sales and Marketing/Owner jeff@onlinecommunitysolutions.com and Korin Hatcher, Administrative Assistant office@utahlake.org.

All homeowner phone calls should be directed to the main office (801) 766-0621 and will be routed to the appropriate member of the staff's cell phone. Management is currently working on establishing a set of office schedule that will rotate different members of the management team through the office at different times. Community Solutions & Sales is looking forward to serving the homeowners in Saratoga Springs.

Security Tips

Although we have a reasonably secure community, it behooves us to be prepared. Our homes are our safe havens and need to be protected.

The Security Committee would like to recommend that residents install night lights. It has been shown that night lights ward off would-be burglars.

Night lights can now be auto-

mated with sophisticated, cost-effective timers. New technology timers compensate for season and daylight savings time. The new timers replace ordinary inside light switches.

They cost about \$20 each at Home Depot, Lowes, and other electrical supply stores.

Your Security Committee highly recommends that all homes be so equipped.

Protect your safe haven today!

Warning!

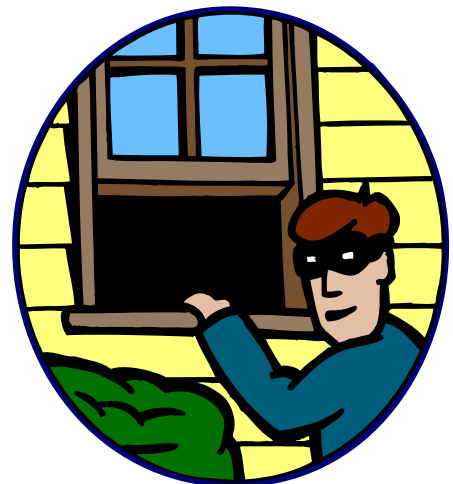
Warning!!! Pets and people beware of traps set near the proposed senior development in the southern portion of the development.

The new snowfall may be hiding the traps for unsuspecting sledders around the golf course perimeter. The Sheriff will be investigating the area, as the traps are unmarked.

Pool Vandalism!

On January 8th vandalism occurred at the pool. This is your property as homeowners. Please help identify the vandals!. Go to the website @utahlake.org and see the link.

If you have any information or would like to come to the office to see pictures of individuals who were in the area at the time of the vandalism please feel free to call or stop by.



“Save the Hot Mineral Pool” Update

Many homeowners in our development have expressed a desire to save our historic hot mineral pool. As you may know, when the federal government changed their primary drinking water standard our hot mineral pool instantly became non-compliant. Our water did not change, but the arsenic level in our pool water now exceeds the new standard for a public swimming pool. We fall into the health department's definition of “public” because three or more homeowners use the pool.

Public swimming pools are required to meet primary drinking water standards. There is a small chance that the Utah State Health Department rules writing committee may be willing to consider writing rules specific to mineral pools. However, before that will happen it has been requested by the Health Department that we, a community directly involved and impacted by specific mineral pool rules, show our approval and preference for keeping our historic hot mineral pool.

To demonstrate our support, petitions are currently being carried by homeowner volunteers (See page 3 for examples of petitions). One petition is to keep our hot mineral pool as is; and the other petition is to change our pool to a re-circulating pool compliant with the new federal primary drinking water standard. We hope to have these petitions signed and ready to give to the Health Department by January 25th. It is our goal to knock on every homeowner's door for signatures. If

you have not signed a petition by January 21 and would like to do so, the petitions are available at our SSOA office or call Gaila Myers (766-6373).

It is planned that the second SSOA community pool will be built soon in Plat 21 (south of Fairway Blvd). It will be a re-circulating pool using culinary water if anyone has concerns using the mineral pool.

An accurate cost comparison between the two proposed systems is not available because of unfamiliar factors associated with the installation and operating costs once the mineral pool is changed to a re-circulating pool. With a re-circulating pool there should be a cost savings with using less chemicals, less maintenance and repair to pool equipment and pool surfaces due to a build-up of mineral substances from the mineral water.

However, with a re-circulating pool there will be costs to purchase, install and maintain the heat exchanger system and (some people believe) we may need to drill an additional well complete with pump to run this system because there is no guarantee that the currently proposed heat exchanger system will keep the pool winter warm. A pool cover used on cold winter nights would help conserve the heat in a re-circulating pool. A traditional pool heater could be used as a heat supplement during winter which would bring extra fuel cost and more equipment to maintain. Actual expenses are unknown at this time.

A Message from your Landscaping Committee

It's hard to believe a year has gone by, but we will soon see buds on the trees, and hopefully the bulbs planted last fall will help ring in the spring. Soon it will be time to prepare our yards for spring gardening, flowers, feeding, weeding, and harvesting.

There have been other changes besides the seasons. We have a new management company that is very interested in the beautification of our entrances and common areas. The next change that has taken place is our choice for our 2007 landscape maintenance contractor. After following the process described in last months' newsletter, the committee (which included a board member, as well

as the new management company representative), unanimously recommended Bear Paw Group at the Board meeting on December 28, 2006. The Board unanimously approved the recommendation; therefore Bear Paw group will be awarded the contract for 2007. The committee is now in the process of defining the details of the contract and arriving at the cost that will meet our needs and stay within expenses comparative to last year. We look forward to improving the appearance of our community, and hope more residents will choose to become involved in projects and leadership.

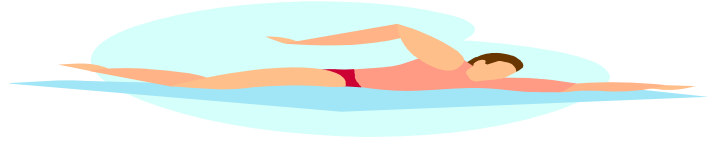
I look forward to serving again this year, extending an open invitation for any resident to attend our meetings. Time and location listed on the website: utahlake.org and on page 4 of this newsletter.

Gaylee Ankerberg,
Landscape Committee, Chair



Examples of Petitions being presented to Homeowners

We, the homeowners of Saratoga Springs Development, are asking the State of Utah to write specific rules for mineral pools thereby allowing us to keep our historic mineral pool and spas. We have been informed, that with the implementation of the new federal drinking water standard, that the arsenic level in our hot mineral pool and spa water now exceeds the federal primary drinking water standard. We acknowledge that the consumption of arsenic can increase the number of cancers in a community. We realize that the eventual saving/cost comparing the 2 systems (keeping our hot mineral pool or changing to a re-circulating pool) is not absolutely known at this time (cost factors: initial construction or changes, repairs, maintenance, energy, operational including chemicals, labor etc.).



We, the homeowners of Saratoga Springs Development, want our pool water to comply with the new federal primary drinking water standard. In so doing, we realize that our pool will be changed from a hot mineral pool to a re-circulating pool using culinary water. We realize that the eventual saving/cost comparing the 2 systems (keeping our hot mineral pool or changing to a re-circulating pool) is not absolutely known at this time (cost factors: initial construction or changes, repairs, maintenance, energy, operational including chemicals, labor, etc).

Rental Policy

The Saratoga Springs Owners Association governing documents state that homeowners who elect to rent their homes are required to pay a \$100 administration fee to the association and pay a \$1000 security deposit to protect the community against any damages that a tenant may cause. The Lakeshore H.O.A. requires an additional \$500 security deposit to protect the association against damages that may be caused by tenants. It is the responsibility of owners who have tenants to properly educate those tenants about the governing documents and community rules that homeowners as well as tenants are required to abide by. If you are considering becoming a landlord take a moment to contact the management office to discuss community policies on rentals.

Street Update

At the last Board Meeting the final vote was announced, 323 to 14 in favor of converting five artery streets to public. The balance of our streets will remain private. There were about 550 qualified properties to vote.

The Board will look at the situation, and make a final decision soon so the City can finalize the terms.

We appreciate everyone who took the time to vote!

Snow Removal

A few reminders to make snow removal more efficient and thorough:
Do not park on the streets when it snows.
Snow cannot be removed from underneath a car.
Unremoved snow is a safety hazard.

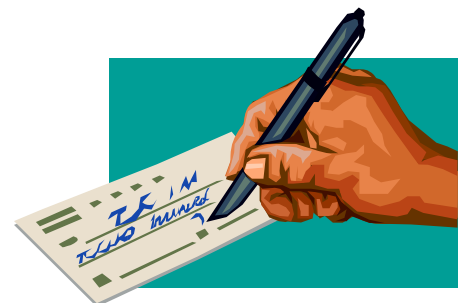


Homeowner Association Payments

One of the initial goals of Community Solutions & Sales is to create separate financials for: Saratoga Springs Owner's Association, Lakeshore Homeowner's Association, and Marina Village Homeowner's Association. In order to accomplish this goal we are asking homeowners in Lakeshore H.O.A. and Marina Village H.O.A to issue 2 checks payable to Saratoga Springs Owners Association and either Lakeshore H.O.A. or Marina Village H.O.A. If you live in Marina Village you would write a check for \$80.00 to the master association and \$55.00 to Marina Village. If you live in Lakeshore you would write a check for \$80.00 to the master association and \$85.00 to Lakeshore.

This will simplify the process of depositing your monthly dues into the appropriate account. By initiating this process the Board of Directors for each of the sub associations will have separate financial reports which will assist them in managing the business affairs of their individual associations. Homeowners who reside in Saratoga Springs Owner's Association will only be required to issue a check for \$80.00. We hope that this process will not create too much of an inconvenience for homeowners who reside in the sub associations, but the end result will be

financials for each individual community. If you have any questions about this new policy you can contact Becki Wheeler at the office (801) 766-0621 or via e-mail becki@onlinecommunitiesolutions.com.



Contact Information

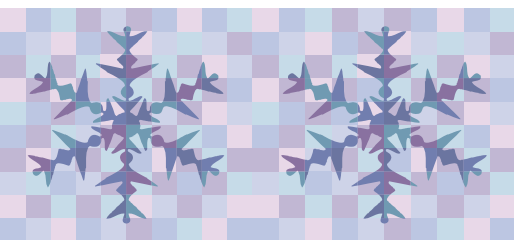
Clubhouse Office Address:
 625 Saratoga Dr, Saratoga Springs, UT 84045
 Office Phone: 801-766-0621,
 Fax: 801-847-5803
 Email: office@utahlake.org or becki@onlinecommunitysolutions.com
 Web: www.utahlake.org or www.onlinecommunitysolutions.com
 Hours 9 am - 1pm Monday thru Friday

SSOA
 President - Dee Chamberlain -717-8538
 Community Solutions and Sales -
 Becki and Jeff Wheeler (801) 766-0621
 Office Administrator -
 Korin Hatcher (801) 766-0621
 Cleaning - Bill Raines 380-6778
 Maintenance - Mike Stewart 362-5335
 Newsletter - Kathy Kinghorn 766-3995

Board of Directors:
 Ryan Hall- 766-3776
 Gaila Myers - 766-6373
 Reggie Nozawa- 768-4657
 Jonathan Rea - 766-9845
 Kirk Skyles -768-0564
email: board@utahlake.org

SSOA Security – 653-5565
Emergency 911
 Utah County Sheriff 851-4100
 Emergency Voice Pager 801-490-4894
 (Threats to life or property only.)

Committees:
Landscape, Parks / ARC
 Gaylee Ankerberg 766-4431
 Email larc@utahlake.org
 Meeting Time: 1st Thursday 7pm.
Streets, Safety & Security
 Larry N Johnson 766-4650
 Meeting Time: 2nd Tuesday 7pm.



Monthly Board Meeting

Thursday, January 25, 2007
Meeting held at the clubhouse at 6:00 p.m.
625 S Saratoga Drive, Saratoga Springs, UT 84045

1. Members Forum: Time has been set aside for any person to express ideas, concerns, comments, questions or issues. Comments limited to **3 minutes**.
2. Approval of December 28, 2006 minutes.
3. Financials and collections status.
4. Presentation of Audit for 2006 Prepared by Campbell and Associates.
5. Unfinished business from January 11, 2007.
6. Landscaping Committee in charge of all that is green and growing
7. ARC Committee
8. Lighting repaired at entrances off of Redwood Road status update.
9. Saratoga Springs Development SID lighting district work has begun. Status report.
10. Finalization of Landscape Contract

Calendar of Events

January 2	Lakeshore HOA Meeting	7 – 10p
January 4	Children’s Book Club	1 – 5p
January 4	Marina Village HOA Meeting	7 – 9p
January 8	Daughters of Utah Pioneers Meeting	1 – 3p
January 11	Board Work Session	6 – 9p

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.

If you are interested, contact the office at office@utahlake.org or by phone at 766-0621.

EMPLOYMENT OPPORTUNITIES

Programmer for financial applications. C++, Java, Access experience needed.

3-15 hours per week depending on your availability.

Pay negotiable

Contact Garlon Maxwell 400-9019

Secretary needed for basic office skills. Emailing, filing, faxing and some invoicing. Must be a self starter and motivated. Approximately 20 hours per week. Flexible scheduling.

Pay negotiable

Contact Garlon Maxwell 400-9019.