

SARATOGA RESORT LIVING

What's new with our landscaping?

It looks like spring is beginning to bud in Saratoga Springs and our landscape should start showing the beauty of the season.

We have a few extra challenges with our landscape this spring. You have probably noticed the roped off holes throughout our main roads. Well, Bear Paw landscapers have been busy with irrigation system repairs that will be completed before the water is turned on, April 15th. Among the list of repairs are filters being installed, with cooperation from the City of Saratoga Springs. The secondary water carries a significant amount of debris through the lines, and without filters and frequent cleaning, resulting obstruction can be costly.

The spring clean-up was completed on March 8th, the aeration, fertilization and flower beds are now being done. Many of you have contacted me about several trees that appeared to be dead by the end of last summer. We elected to give the trees the

benefit of the doubt. If their demise is evident this spring, they will be removed to prevent disease that could affect the rest of our trees. Bear Paw has already applied a time release fertilizer to all of our trees, and we hope to see healthier, more vigorous growth.

The entrances, as well as several planting areas along main arteries, will be the first beautification you will notice. There is need for soil amendment, improved water delivery and lighting in the entrances. The bulbs that were planted so carefully last fall will be preserved and enhanced where needed. Our entrances will return to the shrub, natural grass and floral beauty we have known.

The weeds that surrounded the marina last year will be removed and maintained; providing greater visibility around the harbor. The pool surround will also have more consistent attention and beautification. These great amenities are a source of

property value and pride, as well as recreation.

We look forward to the coming growth season and invite any interested residents to join us at meetings, functions or to simply drop us a line. Thanks, Gaylee (larc@utahlake.org or 766-4431).

Owner Responsibility

It is that time of the year to get outside and clean up your yard. In April, we will be inspecting the landscaping to make sure that yards are installed as per the CC&R's and that the landscaping is being maintained. We are working on the common areas and we need each owner to make sure that they are working on their own yard in order to have a beautiful community.



Pool Rules and Hours and Updates

Children of homeowners under the age sixteen (16) must be accompanied by a responsible adult or guardian eighteen (18) years or older at all times. Each household is permitted six (6) guests in the pool. You must accompany your guest at all times. Pool hours are as follows: Labor Day to Memorial Day (Winter Hours) 4:00 a.m. to 10:00 p.m. and from Memorial Day to Labor Day (Summer Hours)

4:00 a.m. to 11:00 p.m. The pool is also closed between 8:00 a.m. and 9:00 a.m. daily for cleaning. April 9-16th the pool will be closed for cleaning but re-open before Spring Break.

The Adult Spa is scheduled to be repaired this month and ready for use by the end of April!!!



Collection Policy

The following collection policy was adopted by the Board of Directors of the Saratoga Springs Owners Association, Inc. in accordance with the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Easements.

1. Monthly assessments are due on the first of each month and considered late if not received by close of business on the 15th day of each month.
2. A late fee in the amount of \$25.00 will be charged to all owners who have a balance of at least \$50.00 on the 16th. In addition, interest will be charged at a rate of 18% per year.
3. When an assessment becomes sixty (60) days delinquent a certified pay or lien letter will be sent to the owner and a \$50.00 charge will be assessed.
4. When an assessment becomes ninety (90) days delinquent and payment arrangements have not been made the account will be forwarded to an attorney for collections. Once your account is at the attorney's office, all payments must to be sent to the attorney until the balance is paid in full. All key cards will be deactivated and the clubhouse will not be allowed to be rented.
5. Legal proceedings may include one or more of the following:
 - A. A lien is placed against the property
 - B. A judicial foreclosure, including any rights of deficiency
 - C. A foreclosure by private power of sale
 - D. A personal action filed against the owner
 - E. A combination of any of the above actions.
6. After a lien is filed, the Association shall seek to recover from the owner, in addition to all assessments, attorney fees, all collection costs, interest and late charges and all court costs.
7. Any payment is applied first to the oldest outstanding assessment and collection fees, interest, lien letter fees, lien fees and any other fees related to the collection of an account. Any remaining funds are to be applied to fines.

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:
 Community Solutions and Sales -
 Becki and Jeff Wheeler 766-0621
 Office Manager-- Korin Hatcher
 766-0621
 Cleaning - Bill Raines 380-6778
 Maintenance -
 Mike Stewart 362-5335

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

Emergency Pager - 801-490-4894
 (Only for threats to life or property)

Emergency 911
 Utah County Sheriff 851-4100

Board Agenda

March 22, 2007

- Call to order at 6:00 p.m.
- Secretary’s Report (approval of February 22, 2007 minutes)
- Treasurer’s Report
- Unfinished Business
- New Business
- Open Discussion
- Adjournment.

Board Meeting Highlights

From February 22, 2007 Meeting

- January 25, 2007 minutes approved
- Great progress is being made in collections.
- Landscape contract approved in the amount of \$174,950
- Meeting with City on March 2, 2007 to discuss the turnover of the arterial roads.
- Approval of emergency landscape irrigation system repairs.
- Approval of Jonathan Rea as the President of the Board of Directors
- New Community Facilities Rental Agreement in place
- Approval of collection policy
- Hardware and plumbing repairs to be made at Eagle Park restrooms



Calendar of Events

April 1	April Fools Day	
April 3	MV HOA Annual Meeting	7-10 p.m.
April 5	MV HOA Community Meeting	7-9 p.m.
April 7	Easter Egg Hunt	
April 7-14	City Spring Clean Up	
April 9	Daughters of Utah Pioneer Meeting	1-3 p.m.
April 9-16	Pool Closed for Cleaning	
April 10	Lakeshore HOA Community Meeting	7-10 p.m.
April 14	Neighborhood Garage Sale & Clean Up	8-12pm
April 17	Federal Income Tax Due	
April 18	Adult’s Book Club	7-9 p.m.
April 19	Safety Night at Clubhouse	7-9 p.m.

Neighborhood Garage Sale and Clean-up

The community will be holding a semi-annual neighborhood garage sale on April 14th from 8:00 a.m. to 12:00 p.m. The office will place an ad in the local newspaper (The Crossroads Journal) and locate 3 informational signs to the community.



Homeowners will be responsible for placing individual signs leading buyers to their own house. This is a great time for the Garage Sale and Clean Up. The pool will be closed during that time and the City will place dumpsters around the City for disposal.

Board Member positions still available.

If you are interested in running, please make sure that you can attend the board meetings on the third Thursday of each month at 6:00 P.M. – 10:00P.M.

There is 1– one year, 1– two year and 2-three year positions. If you are interested in participating, contact the office so you can complete a candidate statement.



Volunteers Needed!

Big, strong volunteers are needed to help move the gym equipment around!!

The T.V. is being moved to the northern wall and the equipment is being moved to have a better flow to the room.

Volunteers are also needed to install dog signs around the property.

Please contact the office at 766-0621 if you are willing to help.

One more way to pay your dues.

Late on your monthly fees, take the hassle out of remembering to pay . Sign up for automatic payment and we can deduct your



monthly payment right out of your checking account. This service is free to the

homeowner and insures you that your fees will be paid on time. Call the office to make arrangements.

Eagle Park Restrooms

Eagle Park Restrooms are now open to the community. The code to enter the restroom is 9015. Please make sure that all activities at the park are supervised by an adult.