

SARATOGA RESORT LIVING

2008 Board Accomplishments

The SSOA Board has completed many exciting projects during this past year. This is an overview of projects completed in our community.

With homeowner support we have been successful in petitioning the State of Utah to modify the proposed rules that would not allow us to keep the pool a mineral pool. This issue has been an on going battle to protect our pool for the homeowner's enjoyment and the SSOA Board is working closely with politicians and concerned citizens to preserve this beautiful facility.

This past summer we completed many street repairs along Parkway and Centennial Blvd. prior to the dramatic increase in the price of oil. Range Road was almost completely torn up and repaired, crack seal was applied on the north end of the community, and will need to be applied to the rest of the neighborhood at a later date. By the time the crews started that portion of the project, the cost of materials had tripled the original bid. We will obtain additional proposals to complete the remainder of the project. This year we have been working with Saratoga Springs City on creating an agreement with regards to transferring the roads to their jurisdiction. Currently, there has been no agreement with the city and the homeowners' association still owns the roads. Based on the city's financial situation, it does not appear that anything will change in the near future.

We have implemented new policies for the clubhouse parking lot and the red zones on Saratoga Drive with the purpose of maintaining the pool and harbor area for private use. The reason for this is to protect the rights of our homeowners and their guests, who have paid their dues to support our beautiful facilities. A new gate, in the harbor area, was installed this past year for this same reason. Non-residents and homeowners that have not registered their vehicles or do not have the appropriate stickers will be towed.

SSOA pool monitors have reported that the new rules are making a tremendous difference around the pool. Fewer illegal intruders make for a better environment for our SSOA members.

This year we all noticed the lack of water pressure during the summer months. The sprinkler heads lacked the proper pressure to rotate correctly and our lawns dried out. This problem can be improved by replacing the existing sprinkler heads that are better designed for our irrigation system. There are several heads that need to be replaced and will be replaced as the budget allows. The Board addressed the quality of water and the water pressure issue, in our community, with the Mayor, the Saratoga Springs City Water Department and City Council.

The City completed the storm drain project this fall and has given the community a one year warranty on the landscaping. If you have any concerns or questions regarding this project, please call or e-mail the SSOA office so we can be of further service in representing your concerns.

Last year we were able to work with the State of Utah and Utah County governmental agencies to secure a \$14,000 grant to control the phragmites along Utah Lake. The County has volunteered their time to spray the areas along the lakeshore to measure the effects of the spray on these pesky plants. We will continue our cooperation with the government agencies to try and eradicate the phragmites and save our water front.

In these hard economic times it is more important now than ever, for the homeowners to stay current on their dues in order to provide the basic services for our community. The neighborhood has experienced a greater number of foreclosures in these hard times, which may affect us all in the immediate future.

We wish you all the best during this Holiday Season,

The SSOA Board

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 9:00 am - 1:00 pm Monday-Friday

SSOA:

Community Solutions and Sales -
Becki Wheeler/Howard Van Horn - 766-0621
Melissa Hatt- 766-0621
Office Manager - Korin Hatcher 766-0621
Cleaning - Bill Raines 380-6778

Board of Directors:

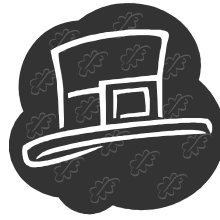
Ryan Hall
Gaila Myers
Jonathan Rea
Kirk Skyles
Larry N. Johnson

Contact Board by e-mailing to:
board@utahlake.org

Emergency Contact 801-413-9850
Emergency- 911
Saratoga Springs City Office- 766-9793

Calendar of Events

Nov 19	Book Club	7pm-8:30pm
Nov 20	SSOA Meeting	6pm-9pm
Nov 24	Empty Nesters	6pm-10pm
Nov 27	Thanksgiving	
Dec 4	MVHOA Meeting	7pm-10pm
Dec 8	DUP Meeting	12:30-2:30pm
Dec 8	Empty Nesters	6pm-10pm
Dec 11	LSHOA Meeting	4pm-6pm
Dec 11	Santa Visits	6:30pm-9pm
Dec 12	LS Christmas Party	6pm-10pm



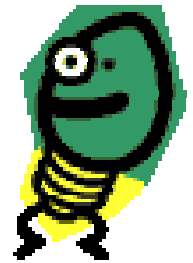
The Saratoga Springs Owners Association will be closed for the following Holidays during the months of November and December.

November 27, 2008
November 28, 2008
December 24–26, 2008
December 31 - January 1, 2008

If you have an emergency that is a threat to life or property please call the Emergency number at 801-413-9850.

Holiday Yards of The Month

We will be out in early- to mid December along with early January to find Holiday Yards of the Month to spotlight in our Community Newsletter. We are looking for homes in the community that are decorated festively for the Holliday season!



We would like to thank the

HECKINGS

Who volunteered their time and service to the community by painting the reflective paint on the cubs. We really appreciate all the hard work and their willingness to complete with project.

Thank You!

RULES & REGS

This section was recently brought to the offices attention when a problem arose in the community regarding pre-schools. This section was last revised in 2001. It was transmitted to SSOA from the ACC.

Architectural Control Committee– Chapter 13.10

Commercial Use1

- 1) Home occupations that deal with children's activities including schooling, instruction, care, lessons, or similar activities, will not be regulated and considered as "commercial" so long as there are no more than eight (8) children (in addition to the resident occupants children) partaking in such activities and that, other than the resident owner, there are no employees."

The Lease section below was changed at the October Board Meeting.

Leases– Chapter 7.05

Leases

1. Any agreement for the leasing, rental, or occupancy of a Unit (hereinafter referred to as a "lease") shall be in writing and a copy thereof shall be delivered to the Association before the term or the lease commences. A twenty five dollar (\$25.00) late fee will be assessed should a copy of the lease not be delivered to the Association within ten (10) days after the term of the lease commences.
2. An Owner of a lot that is being leased shall pay a \$100.00 setup fee and a \$1000.00 security deposit to the Association. The security deposit is refundable to the owner if the lessee does not move from the unit within the minimum lease term of twelve (12) months and any accrued assessments, fines and or /charges before refund occurs. The security deposit must be delivered to the Association within ten (10) business days after the lessee occupies the lot. A twenty five dollar (\$25.00) late fee will be assessed should the security deposit not be delivered to the Association within ten (10) days after the lessee has occupied the Lot being leased. The security deposit and the late fee will then be added to the Units billing. The setup fee will be added to the lots billing.
3. A lot having occupants other than the owner(s) of record where compensation is being provided to the owner(s) of record by the occupants shall be considered to be a lot being lease under the terms and conditions of this rule and regulation.
4. Lots with "rent to own", "lease to own" or other types of "purchase agreements" where title transfer is to occur at a future date are to be treated as a lot being leased under the terms and conditions of this rule and regulation.
5. Every lease shall provide that the terms of such lease shall be subject in all respects to the provisions of the Governing Documents. Said lease shall further provide that any failure by the resident there under to comply with the terms of the foregoing documents shall be a default under the lease. If any lease does not contain the foregoing provisions, such provision shall nevertheless be deemed to be a part of the lease and binding on the Owner and resident by virtue of the inclusion in the Declaration.
6. No Owner shall be permitted to lease his/her Unit for transient, hotel, seasonal, rental pool or corporate executive purposes. Leases shall have an initial term of no less than twelve (12) months. Daily or weekly rentals are prohibited. No Owner may lease individual rooms to separate persons or lease less than his/her unit.
7. Any Owner who shall lease his/her unit shall be responsible for assuring compliance by the resident with the Governing Documents. Failure by an Owner to take legal action, including the institution of a forcible entry as unlawful detainer proceeding against the lessee who is in violation of the Project Documents within ten (10) days after the receipt of written demands to do from the Board of Directors, shall entitle the Association to take any and all such action including the institution of proceedings in forcible entry and unlawful detainer on behalf of such Owner against his/her lessee.
8. Neither the Association nor any agent retained by the Association to manage the Project shall be liable to the Owner or the lessee for any eviction under this section that is made in good faith. Any expenses incurred by the association including attorneys fees and cost of suit, shall be repaid to it by such Owner. Failure by such Owner to make such repayment within ten (10) days after receipt of a written demand therefore shall entitle the Board to levy an individual assessment against the Owner and his unit for all such expenses incurred by the Association. In the event such Assessment is not paid within thirty (30) days of its due date, the Board of Directors may resort to all remedies of the Association for the collection therefore.



Sub for Santa



As a Community, we would like to do a Sub-for-Santa program. We have chosen the following family of 5 from Saratoga Springs that is in need this year. The mother writes:

It is with a heart full of gratitude that I sincerely express our family's heartfelt thanks for all that you have done for us. This year has been especially difficult for our family. I have been diagnosed with a rare form of cancer that is behaving very aggressively and is threatening my life. I have been through several rounds of surgery and treatments including radiation with little to no success. I was recently hospitalized for two weeks during a three week period for a last ditch effort to try to convince my body to beat this by trying a more or less experimental, unproven treatment program. We will not know until closed to the first of the year if there was any positive effect from the treatment. I am more or less out of options if this treatment doesn't work. Also, during this time, my husband was forced into a career change due to the current economy resulting in a substantial loss of income. Medical bills have piled up and even with the help of insurance it has seemed at times insurmountable. We were looking at this Christmas as being very bleak and unfortunately we would not be able to provide our children with all that they need and deserve this year.

I have been given a very limited time to live. I choose to view this as simply a Doctor's "opinion" and not fact. I know that the odds are stacked against me at this time and I am at peace with whatever conclusion this comes to. My husband and three children have been such a source of strength for me during this difficult time as have my many friends and family members. Your prayers have been felt and answered. My children do not know the extent that I am fighting this as they are most likely too young to fully grasp the magnitude of the situation. I do not know what the future holds but I look forward with a positive attitude and a hope that all will turn out well. This holiday season is a tremendous reminder of what charity and gratitude are all about. My hope is that your families will be blessed because of your charity towards my family. We do not know who suggested our family for this program but whoever you are, may God bless you! Thank you for all you have done.

The following is a list of items that the children and parents need/want.

We will be delivering the items around Christmas Eve.

Please have all items or monetary donations to the clubhouse by Friday December 19, 2008 at 1:00 p.m. You may choose to wrap them if you would like.

Thank You!

4 year old boy:

Transformers Power Bots Bumblebee
Hungry Hungry Hippos
Helmet Heroes
Dark Knight Wayne Tech Mega Cape
University of Utah Football Helmet
Warm Pajamas size 4T
Tonka Bounce back racer
Leap Frog Leapster game system

7 year old girl:

High School Musical 3 singing together doll -Gabriella
Nintendo DS
Nintendo DS Littlest Pet Shop game
Gator Golf (Kid Game)
HSM3 CD board game
Hannah Montana jewelry box
Warm Pajamas size 7-8
Clothes 7-8
HSM3 Prom Date doll pair Gabriella and Troy

27 year old female (Mom):

Gift cards to:

Kohl's
South Towne mall
Prison Break Seasons 2-3
Only You Movie
Smiths Grocery Store
Notebook Movie
Kitchen Aide Mixer

30 year old Male (Dad):

PS3 or Xbox 360
Gift cards:
Kohl's
Cabelas
Fanzz
30 Rock season 2
Anything University of Utah

When do I call the emergency phone?

Emergencies are never convenient, and it seems they always happen at the most inconvenient times. Community Solutions & Sales offers a 24-hour emergency line to all homeowners for true maintenance emergencies. A true maintenance emergency might include a main water line break, a water leak in the ceiling, illegal activity in the community, or any situation that may be a cause of immediate harm to persons or property.

We do not want to discourage any homeowner from calling the after-hours emergency cell phone if they do indeed have an emergency. We have received many calls from homeowners questioning whether or not something is an emergency. Some of these questionable items include broken sprinkler heads, problems with cable television, burned out light bulbs or parking violations. While all of these things are considered a problem, they are not considered emergencies that require immediate attention. In these cases, we ask that you call our office at (801) 955-5126 and leave a message for your property manager. Your concerns will be addressed promptly.

We appreciate all of our homeowners and want you to know that we are here to help you and assist you with your needs. If you feel you have an emergency that requires immediate attention after normal business hours, please call our emergency cell phone at (801) 413-9850. If someone does not answer immediately, please leave a voice message, with the name of the community you live in, your name and phone number, and a description of the emergency. Without this basic information, we will not know where you live, or be able to return your call. Our staff is always happy to assist you with any of your property needs.

Why and HOA Community?

The goal of a homeowners association is the preservation of property values. It does this by enforcing its governing covenants. It works to ensure all properties are attractive and consistent with each other. Without covenant enforcement, one home left unkempt, can lower the property value of the entire neighborhood. The homeowner's association additionally serves to maintain consistency, a sense of community, prevent properties from becoming rundown (thus adversely affecting property values within the community), encourage communication to better improve the community, help prevent development of community crime, be supportive of neighbors, maintain common areas, generate income to support the amenities shared by the community etc.

When the covenant is upheld by all the home owners in a community, ideally they can expect:

- Quicker sale of homes.
- Higher sale prices of homes.
- Lower crime rates.
- Consistency in responsible property upkeep maintenance among all the homes.
- No abandoned, broken down vehicles or discarded furniture lying about the lawns running down property values.



Ho Ho Ho

Santa will be visiting the
Clubhouse (625 Saratoga Drive)
on
December 11th at 6:30 p.m.



Preparing for Winter

Fall is a good time of year to start thinking about preparing your home for winter. As temperatures begin to dip, your home will require maintenance to keep it in tip-top shape through the winter.

Here are some tips to help you prepare your home for winter:

Draining Your Sprinkling System

- Turn off the water to your sprinkling system.
- Run the sprinklers for 10-20 minutes to let the water drain out. (Some may have the ability to hook a compressor to their sprinkler lines to blow them out- this is best if you can do this.)
- Unhook hose from house in order not to freeze pipes. Leave the water off through the winter.

Furnace Inspection

- Call an HVAC professional to inspect your furnace and clean ducts.
- Stock up on furnace filters and change them monthly.
- Consider switching out your thermostat for a programmable thermostat.
- If your home is heated by a hot-water radiator, bleed the valves by opening them slightly and when water appears, close them. Remove all flammable material from the area surrounding your furnace

Get the Fireplace Ready

- If the chimney hasn't been cleaned for a while, call a chimney sweep to remove soot and creosote.
- Buy firewood or chop wood. Store it in a dry place away from the exterior of your home.
- Inspect the fireplace damper for proper opening and closing.
Check the mortar between bricks and tuck-point, if necessary.

Prepare Landscaping & Outdoor Surfaces

- Trim trees if branches hang too close to the house or electrical wires.
- Ask a gardener when your trees should be pruned to prevent winter injury.
- Plant spring flower bulbs and lift bulbs that cannot winter over such as dahlias in areas where the ground freezes.
- Don't automatically remove dead vegetation from gardens as some provide attractive scenery in an otherwise dreary, snow-drenched yard.
- Move sensitive potted plants indoors or to a sheltered area

Prevent Plumbing Freezes

- Locate your water main in the event you need to shut it off in an emergency.
- Drain all garden hoses.
- Insulate exposed plumbing pipes.
- Drain air conditioner pipes and, if your AC has a water shut-off valve, turn it off. If you go on vacation, leave the heat on, set to at least 55 degrees.

It's always a good idea to check your smoke detectors and carbon monoxide detectors and replace batteries. Always have an emergency kit available.

