

STONE CREEK SOURCE

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Management

If you have questions or concerns please contact management through the website.

stonecreekcanyonhoa.org



Thanksgiving

November 22nd

Western Management
Offices will be closed
Nov. 22nd - 25th

2019

Annual Meeting

January 29, 2019

6:30PM



ACTION ITEMS

As of October 1st action items will be the only way for homeowners to report problems, violations, and make requests. In order to use the action item software, you must register on the Stone Creek Canyon website.

stonecreekcanyonhoa.org You must register by November 1st or you will have a fine added to your account. Home owners and renters must comply. We are missing the following units. 2D 9A 10E 11C 19E 29C 29D

Annual Meeting

Thank you to those of you who attended and participated in the meeting. It was nice to meet some of our new homeowners. You will be able to see what was discussed by checking the webpage under minutes. You will find the powerpoint and agenda there. The next annual meeting will be on January 29th.



Halloween Decorating Contest Winners

26C Jacquelyn Taylor

23C Vickie Oborn

21C Tammy Duncan

17 A Gail Geiger

11E Chris Martinez

8A Keith and Denise Brumfield

3A Debbie Samples

Congratulations to the winners and thanks for all of you who participated. All winners will have their \$25 prize added to their HOA account in November.

All Halloween decorations must be removed by November 15th.

Rule Changes

Please check the rules on the website for new rule changes. The two rule changes deal with the pool and parking.

The purchase of a monthly parking pass does not allow for "unlimited" storage of a vehicle. Vehicles parked with a parking pass must be moved every seven days. Failure to comply may result in your vehicle being towed.

Significant pool rule infractions can bypass standard warning practices depending on the infraction and could result in an immediate fine and loss of pool privileges.

TRASH CAN COMPLAINTS

Recently there has been an increase in trash can violation complaints. Please remember you must have your trashcan removed from the street by Saturday 12:00pm. Please report any violations through the action items and include a picture and the unit number.

Landscaping

Based on feedback during the annual meeting and the community survey the board is in the process of creating a standard landscaping model with WMA and Western Parks management for 2019 to reduce the number of issues we experienced this year in regards to landscaping. The board has begun by having dead trees/shrubs removed and is currently in the process of looking at having bark replaced. More information to come.

NOISE ORDINANCES

We have had some noise complaints recently Those complaints must be submitted through an action item and include the problem, the time and the building number or the address of the resident. Residents will be warned the first time and fined for each subsequent violation. Your privacy will be protected.

No resident may create, bother, annoy or disturb another resident or interfere with his or her right to the quiet and peaceful enjoyment of the premises. Please be considerate of your neighbors — we do live very close together and need to be respectful.

CC&RS No noxious or offensive activity shall be carried on in any unit or in the common areas and facilities, nor shall anything be done therein which may be an annoyance or nuisance to the other unit owners or occupants.

Please be considerate of your neighbors — we do live very close together and need to be respectful. Because we live in West Haven we must comply with their noise ordinance which is it must be quiet from 10PM to 7AM.

RENTAL/OWNER UNITS

Please review the STONE CREEK CANYON HOMEOWNERS ASSOCIATION Rental Rule and Regulations April 2018 located on the website. We have multiple renters we do not have current leases on. Please be advised that according to the rules:

Owner shall inform the Association in writing his intent to lease the property prior to any tenant taking occupancy of a Unit. The Owner shall deliver to the property manager a copy of the executed Rental Agreement which includes language placing the renter under obligation to observe the covenants of the community. Any landlord's renter moving into a unit prior to delivery of a copy of the executed lease agreement to the manager shall cause the landlord to be subject to a \$250.00 fine. If you do not have a current lease on file with Western Management you are subject to that \$250 fine.

PLEASE EMAIL YOUR CURRENT LEASE TO: informationssystemx@yahoo.com **no later than December 1st**

PARKING

As more homeowners move into our community parking continues to be a problem. There have been complaints of parking pass holders not being able to park because other residents without passes have been parking in guest parking. In order to control this we are putting reserved parking signs in each parking area. Permit holders must park in these areas and any other cars parked there will be towed. Permit holders must use the designated parking. Please make sure your guests are following the parking regulations or they are subject to towing. All parking except these designated spaces are designated as guest parking at all times. After the first warning you will be fined and towed. Please help us by following the parking rules the HOA does not make any money by towing cars and does not want to tow cars. If you have a guest that has a tow warning please notify management through the action items. Some cars are here so much that it is hard to tell guests from residents. We have been lenient on parking this summer but once the signs are posted we will be notifying the towing company to resume towing.

J. THOMAS HOMES

Homeowners who bought a home from J. Thomas Homes should have received an email invitation to establish an account in Buildertrend, the builder's construction management program. For those homeowners with homes that are less than 1 year old and have a warranty problem, please submit warranty claims through Buildertrend. Otherwise the builder has no way of tracking your request. If you are not aware of how to access Buildertrend, please call J. Thomas Homes at 801-383-3252. Although you might discuss your concerns with the local Community Sales Manager or Construction Superintendent, a Warranty Claim must be submitted through Buildertrend to initiate the repair to be completed.



Christmas Decorating Contest

Please join in the Christmas yard decorating contest the only rule is it must be done by December 10th. 1st, 2nd and 3rd place winners will be announced in the January Newsletter.



Christmas Lights

The board passed a resolution in 2016 to allow for Christmas lights that could be left up throughout the year. We have contracted with Vibrant Lighting to install White Roof Line Christmas Lights for any homeowner who is interested. You will need to contact Clay at (801)899-9627 or email him at scheduling@vibrantlighting.com to schedule an appointment.

Building # 2-5-6-10-11-12-13-14-23-24-25-26-29 // \$258.40

Building # 18-19 // \$166.60

Building # 1-3-4-7-8-9-15-16-17-20-21-22-27-28-30 // \$227.80

If a neighboring unit doesn't want lights but the resident wants the "shared" peak to be fully lit, it will be an extra \$40. You may put up your own lights but they along with all other Christmas decorations must be taken down by 2 weeks after Christmas.