

STONE CREEK SOURCE

Alliance Property Management | info@apmutah.com

Management

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

stonecreekcanyonhoa.org

Board Meeting
May 8, 2019
4:00

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Currently there are no parking passes available.

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Please remember to leave your garage lights on at night for the safety of the community.



Management Company

The board has decided to change management companies and would like to welcome Alliance Property Management to our Community. We are excited for this change and are aware that this is a big adjustment for the community and we are asking you to bear with us through the change. A letter was delivered to all units earlier in April. We will still be using action items and maintaining our website. Office hours are from 8:30 to 5:30 Monday - Tuesday, 8:30 to 12:30 on Friday. Action items will be addressed during regular hours. In an emergency contact the maintenance emergency line at 801-675-6547.



We are planning a
spring yard sale
Sat. May 18
8:00-1:00



Please check your key
fob on the clubhouse
door to take sure it
works before the pool
opens. Since the
management company
is closed on the
weekend you will not
have pool access if
your fob will not work.



Swimming Pool

The pool will be opening on May 24th at 8:00 AM. Pool hours will be from 8:00 AM to 10:00 PM through out the summer. Please review the pool rules that are posted on the website. Some of the pool rules have changed from last year so it is important to review them. If you notice any problems with the pool please report them immediately through the action items. Significant pool rule infractions can by pass standard warning practices as the board sees fit depending on the infraction and could result in an immediate fine and loss of pool privileges. The number of guests allowed in the pool or pool area at one time is 7. Food and beverages are allowed in the designated areas of tables and pergolas only (NO glass containers). Residents should not open the gate for anyone without a working key fob.



Parking

Alliance Property management is now managing the distribution of parking passes. Please note all parking passes are currently reserved. You may submit an action item with the parking pass request form attached if you are interested in purchasing one in the future and you will be added to the waiting list. Please observe the posted signs for permit only parking. If you have a parking permit you must park in the designated parking places. You are subject to towing and a fine if you do not. Also all other parking spaces are designated as guest parking only and any residents parked in these spaces will be towed and fined.

Please visit the website and review the parking rules especially if you new to the community. All renters are subject to all of the community rules.



We have many military families in our community and we would like to express our appreciation for the sacrifice and strength it takes to serve our country. We respect and honor those who serve and have served their country as well as those who support them at home.



Please be aware that the areas directly attached to a unit are for the owners use. Limited common area does not mean that you can walk your pet up to the house/bushes near the window. For someone to blatantly disregard that is not acceptable.

"Limited Common Area" shall mean and refer to those portions of the Common Areas and Facilities reserved for the exclusive use of certain Unit Owners, as specified herein and as more particularly identified in the Map. In general, the Limited Common Area is comprised of the front yard of a Unit, which is an area the approximate width of the Unit and approximately 24 feet long, and the back yard of a Unit, which is an area the approximate width of the Unit and approximately 7-12 feet long, depending on the Unit. (CC&Rs)

There is still a problem with residents not picking up their animal waste and the board is seriously discussing having all outdoor animals in the community DNA tested so the homeowner not picking up the waste would be fined the \$250. The problem with this is the expense — every animal would be tested at the expense of the owner. When the waste is tested the homeowner would not only be responsible for the cost of the test but would receive the \$250 fine. Many communities have found this to be effective in controlling the problem. We would like to invite the community to provide input if you have any alternative solutions.



Mowing Day Will Be On Tuesdays



Please remember all gates must be unlocked, backyards must be clear of dog waste and free of pets in order to be taken care of. Any problems or concerns with landscaping should be reported to the management company through the action items as the landscapers work under the direction of the HOA and not for individual homeowners.

Note from Alliance Management to Homeowners

At the most recent general membership meeting a resident mentioned having some construction related warranty issues with their unit and requested the association board add them as a topic in the newsletter. After discussing the matter further, the board wishes to encourage resident's to work with the builder to resolve warranty items as they occur. The association does not mediate interior construction warranty matters. Please contact the builder directly should a warranty issue arise. Feel free to contact us if you need their contact information.



Stone Creek Canyon, LLC, through its partner J. Thomas Homes, LLC, has sold all of its townhomes in Stone Creek Canyon. Due to winter weather conditions, Westates Construction was unable to complete the landscaping and fencing on the last buildings. In addition, there are a couple of areas in the more recently constructed landscaping that are experiencing some drainage issues. We hope to get these items completed or corrected by mid-May, depending on the weather.

Stone Creek Canyon has turned out to be one of the finest townhome communities in the area, both in the quality of the townhomes that were built and in the overall beauty of the community. Thanks to all for your patience during the construction process, in a few more weeks we will be out of your way and in doing so, we bid you adieu.

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Please be aware that any problems or repairs to your home built by J Thomas Homes need to be reported and fixed by the builders they are not the responsibility of the HOA. Some residents were concerned in the fall because their bushes, trees, and plants were dying if you have concerns about your landscaping please contact the builders at their website. This is the best time to replace landscaping so make sure you follow through.



With spring in the air many homeowners would like to make some changes in the area surrounding their units. Any changes must be approved by the board and management company. Please allow up to 10-14 days for a final approval. Lack of planning on your part does not constitute an emergency on our part — please plan ahead.

According to the rules:

ALTERATIONS TO UNITS

- No Unit shall be altered without the prior written approval of the Board, Architectural Committee or other duly authorized agent of the Board. In the event such alterations set forth in the preceding sentence require West Haven City approval, the owner of the applicable Unit shall, in addition to obtaining the prior written approval of the Board or its agent, obtain proper approval from West Haven City.
- All duly approved alterations shall be completed in a professional, workmanlike manner, within a reasonable period of time, at a minimal inconvenience to the owner's neighbors, and all such alterations shall be architecturally compatible with the rest of the Project.
- • All requests are reviewed on a case-by-case basis.

