

# Gardens South

## NEWSLETTER



Gardens South Web Address: [www.gardenssouthhoa.com](http://www.gardenssouthhoa.com)  
[sglandslide.blogspot.com](http://sglandslide.blogspot.com)

### Annual Meeting Results

Dan Steurer and Chip Bair were elected for a two-year term at our Annual Meeting. We want to thank Audrey Quick who volunteered to fill the vacant seat of Jake Sizemore.



The Board members have the following responsibilities:

- Dan Steurer – President, CAM Interface
- Jeff Schmutz – Vice President, Grounds
- Heidi Harwood – Secretary, Social
- Audrey Quick – Treasurer, Assistant Grounds
- Chip Bair – At-Large Member, Facilities

We wish to offer our sincerest thanks to all the returning Board Members for their hard work on the Board and Audrey for her willingness to step in and help out.

### Join Your Neighbors on Nextdoor

As an HOA we continually try to work to get information out to Owners and Residents, to keep you up to date. We have been made aware of a great website which we hope you will check out and join! It's where communities come together to greet newcomers, exchange recommendations, and read the latest local news. Where neighbors support local businesses and get updates from public agencies. Where neighbors borrow tools and sell couches. It's how to get the most out of everything nearby. Welcome, neighbor. [www.nextdoor.com](http://www.nextdoor.com) this is a great site and we hope you will join others in sharing ideas, helpful hints, and news around the area.



### Let there be LIGHT

We have changed out many light fixtures in the Community and are working to make sure that we are lit and safe. If you are aware of a light out please report to [kimberly@camutah.com](mailto:kimberly@camutah.com). Please provide specifics of where the light is so that the electrician can locate and fix quickly.

### Internet Issues

The HOA has a contract with CenturyLink to provide high-speed internet to Gardens South. Each Unit has its own designated router. These routers belong to Gardens South, if a router is missing in a Unit the cost to replace is upon the Owner. If you experience internet issues please call CenturyLink directly as they perform all their own tech support: 1-877-532-3605; Account #BMHOA105 or 4356523560

### Exterior Repairs and Improvement

As previously announced, we finished ALL the painting of the buildings this last year. And our Community looks great. The market has gone up and units are selling quickly. As a reminder we have several decks that have not been maintained, this includes the crisscross lattice cover over lower decks. It is the responsibility of the Owner to maintain their deck. Deck color: SW Musket Brown; Railings: SW Manual Spiced Cider. If your deck is in need of repair please do all repairs prior to painting. Paint is through Sherwin-Williams on Bluff Street. We encourage Owners to do the work before the HOA tells you it MUST be done.

### Pet Reminders



Many in our community have pets that require a good walk several times per day. Please do your part as a pet owner to follow the rules regarding keeping them on a leash at all times, as well as picking up the good old poop that often comes from their little stroll. Your neighbors may like your pets, but not the presents left in the area. Any waste must be cleaned up off patios immediately. Leaving waste makes the area stink and unpleasant for neighboring Units. Thank You!

### Berm Update

We have the most recent report/summary regarding the berm on the HOA website (listed above) as well as the BlogSpot. The website is the best place to get the most updated information.



### Facilities Access

As a reminder, if you have not yet exchanged out your metal key for the key fob, please remember to do so. The only access to the pool facilities is via an electronic key fob. You must have your current key and paddle to exchange at no cost. If you lost your current paddle/key a charge of \$100.00 to replace. The pool heat is off for the season. Thank you all for a great year.

### A few items to Remember

- \* **Large items need to be taken to the City Dump**, there is no cost to dispose of mattresses, box springs, dressers, or other items for individuals at the Dump. When left at a dumpster the HOA pays additional fees to haul off. Owners remind your Tenants when moving in/out that large items left at the dumpster will be charged back to the Owner for removal.
- \* Observe handicap parking stalls. If you do not have a handicap plaque or plate your vehicle will be towed.
- \* Please note that vehicles parking in marked **NO PARKING** areas will be towed. Use your assigned parking stall/garage to park your vehicles ONLY. Do not park as to block sidewalks. Recreational and other utility vehicles must be parked outside the Community, except for loading and unloading.
- \* Vehicles **MUST** be currently licensed to park within the Community. Tickets are posted on vehicles with expired plates. Please avoid a \$250.00 towing fee by licensing your vehicle OR park the vehicle out of the Community.
- \* It is the responsibility of the Owner and Property Management to assure that Tenants know the Rules and follow them. This is your property too.

### Here's To Your Good Health!

Tuning Your Life's Orchestra:

1. Move every day.
2. Learn something new every day.
3. Reach out to someone every day.



4. Do something that scares you every day.
5. Find something that will quiet your chattering mind.
6. Find your purpose.

~ Roger Landry M.D. – “Your Life As A Masterpiece” ~

### Quote of the Day



### Reporting Concerns and Violations

Any issues should be directed in writing to the Management Office who will then investigate the merits of the Situation. We desire to live amongst kind Neighbors who respect the privacy and rights of other Residents and Guests. As always, information provided is kept in strict confidence. We want you to know that we WILL take appropriate action against violators once we have all the facts. We will not respond to anonymous complaints. Your cooperation would be appreciated. Mail your complaint to:

Gardens South Owners Association  
c/o Community Association Management,  
107 South 1470 East Suite 204, St. George, Utah  
84790

Or email [Kimberly@CAMUtah.com](mailto:Kimberly@CAMUtah.com).







## Tools & Rules:

- **Pets must be on a leash and under control when not within the confines of the Unit. Please be a responsible pet owner and conscientious neighbor and clean up after your pet.**
- **Trash Dumpsters.** Please take your trash all the way to the dumpster and put into the dumpster. Large Items need to be taken to the City Dump; it is free to dispose of household items. Do NOT leave large items by the dumpsters, as this requires additional fees to haul away. Remind your Tenants when moving in and out that large items need to be taken away.
- **Parking of Recreational or Other Vehicles** No recreational or other utility vehicles may be parked in the at ANY Time. Such vehicles will be tagged and towed without further notice.
- **Quiet Enjoyment:** Owners have a right to occupy their homes in relative peace without chronic disruptions or disturbances by neighbors. Owners, occupants and guests shall be courteous and respectful to others and shall not become an annoyance or nuisance to others that could deny their right to the quiet enjoyment of their property and the Gardens South community. It is each owner's responsibility to proactively attempt to resolve disputes through courteous and respectful interaction with others. Owners, occupants and guests shall not engage in excessive, harassing or abusive behavior, whether verbal, written or physical, nor any form of intimidation or aggression directed at others. The entire Quiet Enjoyment rule can be viewed on our website in our Governing Documents. Absentee owners who allow guests to stay in their home must make guests aware of our rules. Contact CAM to report any problems.
- **Architectural Control Committee (ACC) Approval Process:** For ANY work that will affect the appearance of the outside of your Unit, the ACC 'Request For Architectural/Landscape Change' form must be submitted to CAM, and approved by the ACC, prior to work beginning. The form is available on the website.
- **Our Website** address is [www.camutah.com](http://www.camutah.com). Use your account number and personal password to enter the site. Contact CAM for access or questions.
- **Leasing of Home,** No Owner shall lease a Home for short-term purposes. Owners are permitted to lease their ENTIRE UNIT, no leasing of rooms or basements permitted. Leases MUST be a minimum of six (6) months. AirBNB, VRBO, or any other means for transient purposes is PROHIBITED. Owners must submit a copy of lease within 10 days after signing of such lease. Owners are responsible for all actions of their Tenants including informing of Rules for Community.
- **Board Meetings** are usually held monthly on the 4<sup>th</sup> Thursday of the month and will be announced via email to Owners when scheduled.

*Our CC&Rs, By-Laws and Rules remain our governing documents and the content of this newsletter does not change that. If you have any questions or comments about the newsletter's content, please contact Kimberly Graff directly at CAM.*

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**Website:** [login.camutah.com](http://login.camutah.com)  
(If you do not have your account number or password, please contact CAM.)

### 2021 Officers & Committee Chairs

President/CAM  
Dan Steurer  
Vice President/Grounds  
Jeff Schmutz  
Treasurer  
Audrey Quick  
Secretary/Social  
Heidi Harwood  
Member at Large/Facilities  
Chip Bair

## Important Phone Numbers

All Emergencies	911	Animal Control	435-673-7194
Non-Emergency (Police Dispatch)	435-986-1515	IHC River Road Clinic	435-688-6300
Republic Waste Services (Trash)	435-638-2821	Dixie Regional Medical Center	435-688-4000
St. George City (Public Utilities)	435-674-4270	IHC Sunset Clinic InstaCare	435-634-6050
Dominion Energy (Gas)	800-323-5517	Washington County Landfill	435-673-2813

