www.stonecreekcanyonhoa.org

Contact: Richard Harman

4252 South Highland Drive Suite 105

Salt Lake City, Utah 84109

richard@westernmanagement.net

801-278-5060

**WELCOME TO STONE CREEK CANYON**

Welcome home! We are excited that you are a now part of the Stone Creek Canyon Community! You have just become part of something great! The Stone Creek Canyon Community takes pride in home-ownership by ensuring that homes, yards, and common areas are well cared for and in well-kept conditions. You will soon find that your new community is full of great neighbors and some amazing amenities. While some might see an HOA and its rules as being restrictive, most community homeowners enjoy the benefits of a place to be proud of. This document should help to answer most of the questions you might have about the new HOA community you have joined.

As a resident of the community you required to pay $171.00 monthly dues to help maintain landscaping and snow removal of common areas to keep our neighborhood a desirable place to live. ***These*** monthly *dues* also helps to cover dwelling coverage ***insurance*** on your unit, garbage removal, pool and hot tub maintenance, road and sidewalk improvements, as well as administrative fees for our property management company. Western Management Associates (WMA) has been hired by the community to help administer our resident’s needs, take care of our administrative duties, collecting an managing finances, enforcing our community’s CC&Rs, and working with multiple vendors to help manage our community. A copy of the community CC&Rs may be found on our community website www.stonecreekcanyonhoa.org under the Rules & Regulations tab. A copy of the approved annual budget is included in your welcome packet, and can also be found on our community website under Financials.

As a new homeowner within the community it will be your responsibility to maintain personal property insurance for your belongings as well as anything inside your home, water, sewer, gas and electric, as well as cable, satellite, and telephone. All maintenance on your door and windows, interior of your home, porch and back yard patio is your individual responsibility.

We have provided contact information in your welcome packet for utility companies. In order to get a trash can delivered, you must submit a request by submitting an Action Item on our community website. Board approval is required prior to any alterations on your unit; or installations ***of satellite dishes*** . Stone Creek Canyon encourages the use of Xfinity offered through Comcast for your cable, Internet, phone, and home protection needs.

One of the biggest amenities within our community is our pool and clubhouse. You will need to request your pool and club house key FOB by requesting it on our community website under the contact us section. The pool and hot-tub are open from Memorial Day Weekend to Labor Day Weekend. Your pool and clubhouse FOB are your responsibility, by letting others use it or letting people in the pool with your FOB holds you liable for their actions. **The HOA Liability Insurance WILL NOT cover unauthorized/unaccompanied guests.** The HOA has hired a pool maintenance company that helps to maintain the pool daily. **Before leaving the pool always check the area and make sure you take home everything your brought with you.** All young children must be in a swim diaper AND a plastic cover. Please check your child’s swim diaper periodically for need of a diaper change AND accompany your children to the bathroom so there are no surprises left on the floor of the bathroom. Pool violations have caused serious issues and expense in the past, and will not be tolerated by community members. Anyone not following pool rules are subject to fines and or loss of pool privileges. This is our pool ***we all need to take care of it and respect it so it is enjoyable for everyone.*** You have the right as a resident to question anyone at the pool about any misuse of the amenities. Please report any misuse you witness on our community website under the contact us section. There are cameras in both the clubhouse and pool area for security***.*** For more information, please review the Rules & Regulations which are located on our community website under the rules and regulations tab.

Our community consists of five (5) elected-board members made up of homeowners within the community. Board members are elected to a term of three (3) years. Our board members are volunteers and no compensation is given to these individuals for their time. The current elected-board is: Rob Smith, Deborah Samples, Gerald Broad, Travis Taylor, and Randy Campbell.

Board members have a responsibility to oversee community’s assets as well as its operations in accordance with standards that have been established by both federal and state laws, local ordinances, and the governing documents upon which the HOA was created. These documents can be found on our community website under the Rules & Regulations tab.

Board members are responsible for working hand in hand with WMA serving as a liaison between you and other homeowners in the community. Board members have a responsibility to make decisions on behalf of the community. Such examples include but are not limited to: researching and hiring vendors to handle landscaping, snow removal and pool maintenance. Other responsibilities may include granting approval for improvements to the community to adopting and approving the HOA budget. The HOA board has a fiduciary responsibility to the homeowners of the community to ensure that reserves for future repairs and expenses be allocated.The board also reviews reported CC&R violations and makes determinations on homeowner’s requests that are posted through action items. Board members meet periodically at the community clubhouse. Dates and times are posted to the calendar on our community website. Member of the community are encouraged to attend these meetings to voice questions or concerns. Proactive ideas and comments are always welcome. Any homeowner is welcome to talk with the board and/or an WMA representative at our board meetings.

***What if I have a question or concern?*** The formal place for an HOA related question, concern, or suggestion should be sent thru an Action Item on our community website. This allows for a quick response and eliminates the risk of your questions and concerns from being lost or going unanswered. **ALL comments/concerns go through our Action Items website *so* there is a written record of your request.**

***How does WMA handle rule enforcement?*** Most pool violations are caught on the camera feed at the pool or are reported by residents. For neighborhood violations, an WMA representative drives through our community ***at least*** once a week checking for violations and to follow up on any action item. WMA will mail out warning and violation notices to homeowners. For a first offense, there is only a warning notice issues, giving the homeowner time to correct the problem before a fine is levied. Subsequent notices will include ***fines.*** Some common violations are but not limited to: unauthorized guest in pool without resident, having your garbage can visible from the street, pet waste not being picked up, littering, smoking in common areas, utilizing guest parking, and parking more than 1 car in a single driveway. We encourage you to review the Rules & Regulations under the Rules & Regulations tab on our community website.

***I own my home, and want to make changes to the property?*** If you are planning on making any changes in the exterior of the building or putting any type of permanent structure on your property such as but not limited to: ***satellite dishes***, solar panels, deck, patio cover, shed, or vinyl fence, YOU MUST get approval from the board prior to modification. Please review the CC&Rs and rules posted on our community website for more details under the Rules & Regulations tab. Failure to obtain the proper approval will result in levied fines and for any alterations made to be restored.

***Do we have a community safety plan?*** We work together with the Weber County Sheriff’s Office to watch out for suspicious activity and report it. Since we do not have streetlights in the community we encourage all residents to please leave their outside garage lights on at night. We invite you to join us in this effort.

|  |  |  |  |
| --- | --- | --- | --- |
| *Property Management Company* | **Western Management Associates**[www.stonecreekcanyonhoa.org](http://www.stonecreekcanyon.hoa.emphoa.com)Contact: Richard Hartmanrichard@westernmanagement.net | Stone Creek Canyon HOAPO Box 9375 Salt Lake City, Utah 84109 | 801-278-5060 |
|  |  |  |  |
| *Government* |  |  |  |
|  | **West Haven City Hall** | 4150 S 3900 WWest Haven, Utah 84401 | 801-731-4519 |
|  | **Weber County Library** | 2039 W 400Roy, Utah 84067 | 801-337-2670 |
|  | **Fire Department** | 1871 N 1350 WOgden, Utah 84404 | 801-782-3580 |
|  | **Police Department** | 721 W 12th StreetOgden, Utah 8441 | 801-778-6600 |
|  | **Justice Court** | 2380 Washington Blvd #250 Ogden, Utah 84401 | 801-399-8505 |
|  | **US Post Office** | 4879 S 1900 WRoy, Utah 84067 | 801-773-9996 |
|  |  |  |  |
| *Schools**Weber District - 5* | **West Haven Elementary** | 4385 S 3900 WWest Haven, Utah 84401 | 801-452-4960 |
|  | **Sand Ridge Junior High** | 2075 W 4600 SRoy, Utah 84067 | 801-476-5320 |
|  | **Roy High School** | 2150 W 4800 SRoy, Utah 84067 | 801-476-3600 |
|  |  |  |  |
| *Hospital* | **McKay-Dee** | 4401 Harrison BlvdOgden, Utah 84403 | 801-387-2800 |
|  | **Ogden Regional** | 5475 S 500 EOgden, Utah 84405 | 801-479-2111 |
|  |  |  |  |
| *Utilities* |  |  |  |
| Water | **Hooper Water Improvement District** | 5555 W 5500 SHooper, Utah 84315 | 801-985-1991 |
| Sewer | **West Haven Special Service District** | 4150 S 3900 WWest Haven, Utah 84401 | 801-731-5819 |
| Garbage | **Waste Management** | 2433 S 2050 WOgden, Utah 84401 | 801-731-5052 |
| Electric | **Rocky Mountain Power** | N/A | 888-221-7070 |
| Gas | **Questar Gas** | 2974 Washington Blvd.Ogden, Utah 84401 | 801-621-3262 |
| InternetCableTelevision | **Comcast** | 751 W Antelope DriveLayton, Utah 84041 | 855-439-9407 |