



Stone Creek Canyon Homeowner's Association

Welcome to the Stone Creek Canyon HOA professionally managed by Alliance Property Management. The monthly HOA assessment pays for maintenance of amenities and services.

Amenities and services include but are not limited to:

- Common Area Landscaping: Mowing, Edging, Blowing and Weeding
- Common Area Sidewalks and Roadways Snow Removal
- Common Area Electricity
- Maintenance and Repair of Community Clubhouse, Pool, and Gym
- Sewer and Garbage
- HOA Master General Liability and Hazard Insurance (see included insurance coverage letter)

Please reference the HOA's governing documents for full details of obligations/responsibilities, which can be found on our website as detailed below.

The Current Monthly Assessment is \$235.00

This assessment is based on the annual operating budget and may adjust in the future as outlined in the governing documents. We offer a variety of ways to pay your monthly assessments through the owner portal online or with our mobile app.

- Credit or Debit Card with a Convenience Fee
- E-Check/ACH - 100% free to you!
- All Payments Can be Recurring or a One-Time Payment.

Visit our website at www.apmutah.com and navigate to your HOA's main page. There you can:

- View the Governing Documents for the Association
- Access Financials, Budgets, Meeting Minutes, and Upcoming Meeting Dates
- Set Up and Access Your Owner Portal
 - Make Payments
 - Submit Maintenance Architectural Review Requests

Other Common Questions/Concerns:

- **What utilities am I responsible to set up?** Water, Gas and Electricity
- **What do I need to do if I have renters?** Provide Alliance Property Management with the tenant or property management company's contact information. This helps ensure that we can contact the necessary parties if an issue arises.
- **How do I rent the clubhouse?** Send an email to Alliance at info@apmutah.com for more information.
- **Is there designated parking?** You can purchase a permit for additional parking for a monthly fee. Send an email to info@apmutah.com for more information.

We look forward to working with you!

4655 S 1900 W Ste #6 Roy UT 84067

Phone: (801) 728-0454

Fax: (801) 728-0455

Email: info@apmutah.com

Web: www.apmutah.com



Resident Contact Information

Welcome to Alliance Property Management! We will be your primary contact for any property-related issues. You may reach our office at 801-728-0454 or email us at info@apmutah.com.

Please fill it out this contact sheet and send it back to us at 4655 S 1900 W Ste#6 Roy UT 84067 or email to info@apmutah.com

Name(s): _____

Phone Number: _____

Mobile Phone Number: _____

Email Address: _____

Mailing Address: _____

Thank You,

Alliance Property Management

4655 S 1900 W Ste #6 Roy UT 84067

Phone: (801) 728-0454

Fax: (801) 728-0455

Email: info@apmutah.com

Web: www.apmutah.com



Tenant Contact Information

It is helpful to our management process to have contact information for your tenants if your unit is rented. Please fill it out this contact sheet for your tenants (if applicable) and send it back to us at 4655 S. 1900 W. Ste. 6 Roy, UT 84067. You may also email the form to info@apmutah.com or fax it to 801-728-0455.

Name(s): _____

Phone Number: _____

Mobile Phone Number: _____

Email Address: _____

Thank You,

Alliance Property Management

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HOA Resident Online Account Access

Great news! You can have access to up-to-date information regarding your account with Alliance Property Management.

Create an online HOA Resident account:

- Go to www.apmutah.com
- Click on HOA login in the upper right-hand section
- Click the Sign-Up button
- Fill out your contact information with the same information you provided the management company
- Click Submit

Your information will then be sent to our office. Once your information has been verified, you will receive an email with a link to create a password. From there you can login to your account using your email and password.

Through your online resident portal account, you will be able to:

- Update your contact information
- Start online conversations with the Alliance team
- View account ledger
- Submit maintenance requests
- View Governing Documents
- Make payments

While you are online, don't forget to "Like" and follow us on Facebook!

Visit: www.facebook.com/AlliancePropertyManagement

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Stone Creek Canyon Homeowners Association Inc

Key Insurance Information

10/10/2021

The information presented below is intended to provide a brief overview of the insurance provided by the HOA master policy. In addition, it serves as an official notice in accordance with Utah HOA law and provides a guideline for the unit owner's personal insurance needs. For complete details of Utah Law, please visit :

Condo Act - https://le.utah.gov/xcode/Title57/Chapter8/57-8.html?v=C57-8_1800010118000101

Community Association Act - https://le.utah.gov/xcode/Title57/Chapter8A/57-8a.html?v=C57-8a_1800010118000101

The HOA master insurance policy provides property insurance for: buildings, individual units and permanently attached equipment and fixtures including unit owner upgrades- the coverage provided is subject to policy provisions and exclusions. This does not include unit owner contents.

1. The master insurance policy deductible is **\$10,000 and applies per occurrence**. In the event of a covered claim to a unit, the unit owner is responsible for this deductible which applies regardless of fault. If the HOA master policy deductible changes, the HOA must provide prior notice to the unit owners.
2. Earthquake and Flood insurance are not required per the governing documents and are not included under the master insurance policy.
3. The master insurance policy includes general liability insurance with at least a \$1,000,000 per occurrence limit.

Unit Owner Checklist

(Always consult with your personal insurance agent to determine what insurance coverage you will need)

Priority:

- ✓ Individual unit owner insurance also known as an HO6 insurance policy. This should include dwelling coverage commonly known as "Coverage A" of **no less than \$10,000**.
- ✓ **Policy should be written on "special form"**
- ✓ **Loss Assessment Coverage**
- ✓ Coverage for your personal contents
- ✓ Personal liability protection

Optional Coverage's if Applicable:

- ✓ Coverage for your autos and recreational vehicles
- ✓ Loss of use and additional living expenses due to a claim
- ✓ Supplemental earthquake insurance
- ✓ Flood or surface water insurance for your unit and your contents
- ✓ Pollution Coverage which may include Mold, Lead, Asbestos and other common pollutants
- ✓ Other coverage: *fine arts, jewelry, collectables, other valuable articles, money, sports equipment etc.*
- ✓ Loss of rents – *if your unit is a rental*

For individual homeowner's insurance quotes contact:

The Buckner Company Personal Lines Department # 801-937-6701

For insurance certificate requests:

Visit our website at www.buckner.com



For complete details of insurance coverage & exclusions please refer to the master policy, your CC&Rs and current Utah law. This summary does not imply, afford, or guarantee coverage or any limits other than what is provided by the actual insurance policy. This document is not intended to provide any professional or legal advice. We reserve the right to correct typographical errors.




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