

Welcome to the Stone Creek Canyon HOA, professionally managed by Alliance Property Management.
Your monthly HOA Assessment is \$255, due the 1st of each month,
and is subject to a late fee of \$35 after the 15th of each month.

Please take a moment to visit your HOA's page on our website. Just visit www.apmutah.com, expand the HOA drop-down menu along the top bar of the page, and click on "HOA Communities We Serve." From there, you'll be able to select your association and:

- View answers to your association's Frequently Asked Questions, including dues, title transfer related fees, garbage scheduling, and services covered.
- View upcoming Board and General Membership Meeting Dates
- Access Your Homeowner Portal where you can: make and schedule payments; review and download Governing Documents, HOA Financials, Approved Minutes, and Insurance Forms; and submit and track Maintenance and Architectural Review Requests.

***Please reach out to our office (info below)
for assistance with setting up your portal.***

**To avoid the fees* that
AppFolio charges to process
electronic payments
(see Fees below)
you can set up automatic bill-pay
with your financial institution.**

Just provide your bank with your unit address
(this is in place of an account number)
and have them mail a check to our
office the first of each month.

2025 Monthly Dues \$255

What's included in these dues?

Full Landscaping Services: Mowing, Edging, Blowing, Weeding
Common Area Snow Removal: Plowing, Shoveling, Salt/Ice Melt
Sewer, Garbage Collection, and Common Area Utilities
Amenity Maintenance: Clubhouse, Gym, Swimming Pool,
Hot Tub, and Basketball Hoop
HOA Master General Liability and Hazard Insurance
(see included insurance document)

Alliance Property Management

4655 S 1900 W Ste 6

Roy, UT 84067

(801) 728-0454

info@apmutah.com



***Fees:** Please keep in mind that electronic payments submitted through your portal (via our website or the AppFolio mobile app) will result in processing fees charged by AppFolio in the following amounts:

- Credit Card: 2.99% of total transaction amount
- Debit Card: \$9.99 per transaction
- Check (ACH): \$2.49 per transaction

Other Common Questions/Concerns:

- **What utilities am I responsible for setting up?** Gas, electricity, and water.
- **What do I need to do if I have renters?** Provide your tenants with the association's governing documents (CC&Rs, Bylaws, Rules and Regulations, etc.); and provide Alliance Property Management with the tenants' or property manager's contact information.



Welcome to Alliance Property Management! We would like to ask that you fill out this contact sheet so we can confirm that we have correct information on file for every homeowner. This will ensure that important association-related information, notices, invites, etc. reach you as they are sent out through our system.

Once completed, you can return this form by any of the following methods:

1. Texting a picture of it to our company text line (347) 934-2362;
2. Emailing the form to info@apmutah.com; or
3. Mailing the form to our office:

Alliance Property Management
4655 S 1900 W Ste 6
Roy, UT 84067

Homeowner Name(s): _____

Phone Number(s): _____

Email Address(es): _____

Mailing Address: _____

If you are leasing your unit out, please include tenant details below.

Tenant Name(s): _____

Phone Number(s): _____

Email Address: _____

If you have a management company/agent to manage your unit as a rental, please provide their contact information below so we can include them on HOA-related communications, as well.

Managing Company/Agent Name(s): _____

Phone Number(s): _____

Email Address: _____

Please feel free to reach out to us via any of the methods of contact listed above if there are questions or concerns that we can work to address.

Thank you,
Alliance Property Management

4655 S. 1900 W. Suite #6 Roy, UT 84067
Phone: (801) 728-0454
Fax: (801) 728-0455
Email: info@apmutah.com
Web: www.apmutah.com

Stone Creek Canyon Homeowners Association Inc

Key Insurance Information

October 10, 2024

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
- ✓ Additional Living Expenses

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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