



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 the following amenities and/or services, including but not limited to:

- Common Area Landscaping: Mowing, Edging, Blowing and Weeding
- Common Area Snow Removal
- Common Area Water and Electricity
- Maintenance, Repair, and Provisions of Community Clubhouse, Pool, and Gym
- Sewer and Garbage Utilities
- 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 your homeowner portal.

The Current Monthly Assessment is \$255.00

This assessment is based on the annual operating budget and may adjust in the future as outlined in the governing documents. *The monthly assessment is due on the 1st of the month, with a late fee automatically posting after the 15th of the month for any balance owing.* We offer a variety of ways to pay your monthly assessments through the homeowner portal online or with the AppFolio mobile app. Please keep in mind that electronic payment through your portal/app will result in a processing fee charged by AppFolio in the following amounts:

- Credit Card: 3.49% of total transaction amount
- Debit Card: \$9.99 per transaction
- eCheck (ACH): \$2.49 per transaction

You are also welcome to pay via personal check, money order, or cashier's check sent or brought to our office. To avoid preparation and/or processing fees entirely, we encourage you to set up payment for your monthly dues through your bank's bill pay option.

Please take a moment to visit our website at www.apmutah.com, click on the HOA tab, and select "HOA Communities We Serve." Choose your association to view the main HOA page. There you can:

- View the 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 (HOA Login)
 - Make payments
 - Review and download Governing Documents, HOA Financials and Minutes, and association insurance information
 - Submit and keep track of Maintenance and Architectural Review Requests

Other Common Questions/Concerns:

- **What utilities am I responsible for setting up?** Water, Gas, and Electricity.
- **What do I need to do if I have renters?** Provide the tenants with the HOA rules and regulations and provide Alliance Property Management with the tenants' or the property management company's contact information. This helps ensure that we can contact the necessary parties if an issue arises.
- **How do I access the clubhouse, gym, and pool?** Send an email to Alliance at info@apmutah.com requesting a key fob if you were not provided one with your unit keys.
- **How do I rent the clubhouse?** Send an email to Alliance at info@apmutah.com for more information and the required documents.
- **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



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
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Web: www.apmutah.com



HOA Homeowner Portal Access

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

To request access to your homeowner portal account:

- Go to www.apmutah.com.
- Click on HOA login in the upper left banner at the top of the page.
- Click the Sign-Up button.
- Fill out your contact information.
- 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 online or through the AppFolio mobile app.

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

- Update your contact information and that of any tenants or other occupants within your home.
- Start online conversations with the Alliance team.
- View your full account ledger.
- Submit and keep track of status updates on maintenance requests.
- View HOA Governing Documents, posted financial reports, approved meeting minutes, and association insurance information.
- Set up and manage one-time and recurring payments.

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

Visit: www.facebook.com/AlliancePropertyManagement

Stone Creek Canyon Homeowners Association Inc

Key Insurance Information

October 10, 2023

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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