

Brittany

Condominiums

H O M E O W N E R S A S S O C I A T I O N

May 2011

POOL OPENS FOR THE SEASON MAY 28TH.

Please see the insert with this newsletter for important pool safety information and rules.

BBQ SAFETY

With warmer weather comes BBQ season. Please remember these few safety tips when using your BBQ this summer.

- Use the grill at least 10 feet away from your house or any building.
- Never leave the grill unattended, especially when young children or pets are nearby.
- Never use gasoline or kerosene to light a charcoal fire.
- Never attempt to restart a flame by adding additional lighting fluid to an already-lit grill, as this can cause a flare-up.



LANDSCAPING SEASON HAS BEGUN



Now that spring is here landscaping has begun. The lawns have been aerated and fertilized and an extra lawn weed treatment will be completed soon. Over the next month shrubs will be pruned, dead trees and shrubs will be removed, the beds will continue to be weeded weekly and the lawns mowed weekly. The sprinklers are being worked on and will be turned on some time in May. **Mow day is every Monday** (weather permitting).

Soon there will be landscaping flags in the mail buildings. These can be used to mark areas where you see a landscaping or sprinkler issue.

The sprinkler schedule will vary depending on weather but the sprinklers should not come on before 10:00 P.M. and should not be on in the same area more than 4 times a week, at the height of the summer.

There are rain sensors on the sprinkler timers that tell the timers not to water when there is rain. However, the amount of rain must be 1/4 inches or more. You may see the sprinklers come on when there is some rain, but never when there is substantial rain-fall.

If you see any landscaping issues that need attention please contact management in writing at je-nai@csshoa.com or by dropping a note off at the clubhouse.

COMCAST ASSOCIATION AGREEMENT

A portion of your monthly HOA fees pays for basic cable through Comcast. Each owner should have 2 digital receiver boxes that are provided by Comcast at no additional charge. If you have any questions or problems with your Comcast service please contact Comcast at 1-800-Comcast.

If you do need to contact Comcast about the services provided through the Association please do the following to help Comcast better service your call:

- ◆ Let the customer service representative know that you live in an HOA with a **BULK** cable agreement.
- ◆ Provide them with the following HOA account #

8495440080904306

By providing this information Comcast should be able to help you with anything related to the Associations account.

WE STILL NEED E-MAIL ADDRESSES

In an effort to cut down on mailing expenses and to go more "green" Management will be sending more information via e-mail to owners. Information like the monthly newsletter, owners statements and general Association information, but before we can do so we need your e-mail address.

Please provide us with your e-mail address by going to:

onlinecommunitysolutions.com

and signing up for an e-mail newsletter.

ASSOCIATION MANAGEMENT

Community Solutions & Sales

P.O. Box 548
West Jordan , Utah 84084

Office : 801-955-5126

Sales : 801-955-1769

Fax : 801-967-5331

Jenai Reid

Association Manager jenai@csshoa.com

**After Hours Emergency Number
(801)413-9850**

Emergency number is intended for Association related emergencies ONLY.

ASSOCIATION COLLECTION POLICY

All homeowners with a past due balance will have their clubhouse access key deactivated. The key will remain deactivated until the entire balance is paid in full. Any homeowner whose account has a balance of \$200.00 or more may be turned over to the Association's attorney for collections. (for the complete collection policy go to www.brittanyhoa.com)

Collections can be extremely costly. The Association can also file liens on homes, file personal judgments against homeowners, garnish wages, and if necessary, force a foreclosure of your home.

The Association wishes to avoid all these measures. Please keep your account current.

Thank you to everyone who pays their HOA dues on time each month.

Monthly HOA dues are \$173.00 and are due on the 1st of each month and late after the 10th. If your monthly dues are late, you will be charged a late fee of \$20.00.