



### HELP KEEP THE COMMUNITY CLEAN



Living in a clean, well-maintained community is important for several reasons. In addition to simply looking more attractive, a clean community also helps keep the bug population in check. Furthermore, a clean community shows outsiders that the residents care about their neighborhood, which often discourages nefarious behavior and individuals.

**As a resident, how can you help keep your community clean?** Some easy things you can do include:

- Do not throw any litter, including cigarette butts, on the property.
- Dispose of junk mail properly, especially at the mailboxes.
- Always put your trash bags immediately into your trash can..
- Do not let your garbage sit outside your home. If you allow your garbage bags sit outside your home, they will attract bugs and cause unpleasant odors.
- Pick up litter you see around the property and dispose of it properly.
- It takes very little effort to keep a community litter-free, yet the payoffs are numerous. By setting a good example, you will encourage your neighbors to live a litter-free lifestyle, too.
- If you notice an unsanitary situation on the property that requires attention please contact Management.

#### REGULAR DRYER VENT CLEANING

Clothes dryers are associated with more than 15,600 fires each year. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire in some dryers.

#### To help prevent fires:

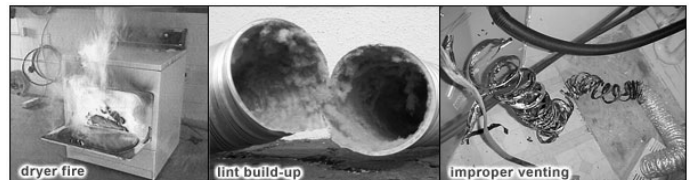
**Clean the lint screen/filter before or after drying each load of clothes.** If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

**Clean the dryer vent and exhaust duct periodically.** Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer.

**Clean behind the dryer, where lint can build up.** Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

**Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct.** Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

**Take special care when drying clothes that have been soiled with volatile chemicals** such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer after cycle ends.



dryer fire

lint build-up

improper venting

## Association Insurance

Utah Law Senate Bill 167 (insurance section) was recently revised.

### HOW DOES THIS AFFECT YOU?

With the recent revision to Senate Bill 167 (insurance section) the Association's insurance policy actually is now required to cover more in individual units. This coverage is now in place for Brittany therefore individual owners should be able to insure less of their unit as much is now covered by the Association's insurance policy Below is a **BRIEF** explanation of Senate Bill 167 (insurance section). **Please contact your personal insurance agent for more specific details in regards to Senate Bill 167. Or you can also contact the Association's agent at 801-937-6700, ask for Beat Koszinowski.**

Section: 1 .1. Applies to Association and unit owner policies and supersedes anything to the contrary written in the CC&R's (Covenants Conditions and Restrictions).

Section 1 .2. The Association's policy includes coverage for: "any fixtures, improvements, or betterments installed by a unit owner, or floor coverings, cabinets, heating and plumbing fixtures, paint, wall coverings, windows, and any item permanently attached to a unit".

Section 1 .3. When a covered cause of loss occurs the Association's policy of property insurance shall provide **primary coverage**, the **unit owner's insurance policy shall be primary for the portion of the loss attributable to the deductible on the Association's policy.**

Section 1 .4. If two or more owners suffer a loss in a single event they are each responsible for payment of a portion of the Association's deductible based on the percentage of loss they each suffered.

Section 1 .5. If an owner does not pay his/her share of the loss within 30 days after substantial completion, the Association may levy an assessment against the owner and place a lien on the unit.

Section 1.6. If the unit owner has no insurance for the covered cause of loss, he/she is personally responsible for the loss to the amount of the Association's insurance deductible.

As of the date of this newsletter BRITTANY CONDOMINIUMS has a property deductible of \$10,000 for each occurrence. Payment of the deductible becomes your responsibility when a covered cause of loss affecting your unit occurs. Payment of the deductible should be insured by your personal insurance policy.

All questions about Senate Bill 167 (insurance section) and the Association's insurance policy should be directed to your personal agent and/or the Association's agent, Beat Koszinowski at 801-937-6700.

## ASSOCIATION MANAGEMENT



Community Solutions & Sales

P.O. Box 548  
West Jordan, Utah 84084

Office : 801-955-5126

Sales : 801-955-1769

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Jenai Reid

Association Manager [jenai@csshhoa.com](mailto:jenai@csshhoa.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](http://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.**

## BOARD WORKING ON 2012 BUDGET

The proposed 2012 budget is being developed and will be discussed further at the October and November Board Meetings. Maintenance items and funding for them 2012 will also be addressed. A review of recent Reserve Study recommendations will be factored into the 2012 budget.