

February

2011

NEWSLETTER

Brittany

Condominiums

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

DO YOU KNOW THE CC&R's?

It is very important that all owners not only know and follow the rules of the Association but also the CC&R's.

During January there were three homes whose pipes froze and burst causing water damage to other homes in their buildings. The one and only reason for the breaks were because the homes were vacant and the owners had shut the

gas and electricity off.

On page 18, item (17) in the CC&R's it states:

Heating of units in colder months.

In order to prevent breakage or leakage of water pipes during colder months of the year, the thermostats within all vacant or unoccupied Units shall be maintained with the heat on and at a minimum setting of sixty(60) degrees Fahrenheit

from October through April.

This information is very important to know and follow.

When something like this happens the damage and all associated costs fall completely on the owner who failed to comply with the CC&R's.

You can find a complete copy of the CC&R's as well as the Association rules at
brittanyhoa.com

BRITTANY BOARD OF DIRECTOR'S

Joanne Ferranti

President

Edie Coats

Vice President

Carol Woolsey

Tres./Sec.

Irma Brander

Board Member

Doug Mitchell

Board Member

COMPLIANTS

REMEMBER all Association related complaints must be issued in writing. When making a formal Association related complaint please make sure to do the following:

1. Provide your name, address, phone number & e-mail address.

2. Give as much detail about the problem as possible: date, time, location etc...

3. If a serious matter is going on, like a fight, loud party, vandalism, theft, serious threat etc...

ALWAYS contact the police first, then management.

2011 Annual Meeting

The 2011 Annual Meeting has been scheduled for March 23, 2011 at 7:00 P.M. at the community clubhouse.

There are 4 positions on the Board up for election. If you wish to run for a position on the Board please go online to **www.brittanyhoa.com** and fill out a candidate statement and return it to management or a member of the Board by March 1, 2011.

If you have any questions about the upcoming Annual Meeting please feel free to contact management or a member of the Board.



FEBRUARY 14TH



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@onlinecommunitysolutions.com

After Hours Emergency Number—(801)413-9850

Emergency number is intended for

Association related emergencies only that can not wait to be addressed until regular business hours.

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.

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.