

## FALL COMMUNITY YARD SALE

A Fall community yard sale has been scheduled for Saturday, August 27, 2011 from 7:00 A.M. to 2:00 P.M.

The Association will put a notice on KSL.com as well as signs will be posted outside the community.

Residents may place items for sale on their driveway or in their front yard. Items for sale may not be placed at the clubhouse, at either entrance of the community or in any common area within the community.

**Reminder:** Only community sponsored yard sales are allowed within the community.



## POOL CLOSING

SEPT. 5TH

We hope everyone has enjoyed the pool this year. The pool will be closing on September 5, 2011 at the end of the day for the season.

This summer has come and gone with such speed that it is hard to believe that the pool will be closing for the year. It seems like it was just opened after much anticipation and now it is time to close. This pool has become such an asset to the community and it has been great to see it being used. The pool permit from the State allows the pool to be open from Memorial Day through Labor Day, that is the reason the pool closes each year the day after Labor Day.

## 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.

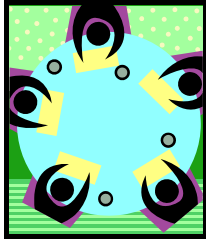
## Monthly Board Meetings

The Board of Directors meet monthly (except in December) The next Board meeting will be held:

**Wednesday, September 28, 2011**  
at the clubhouse.

Meetings are open to owners at 7:45 P.M.

Owners are welcome and encouraged to attend.



### **VEHICLE PARKING PERMITS**

All resident vehicles are required to have an Association parking permit placed in them while parked in the community. If you do not have an Association parking permit please stop by the office in the clubhouse to obtain one.

**HAVING A PARTY? NEED MORE ROOM FOR YOUR GUESTS?** The clubhouse rental room is available for such. If you would like to rent the clubhouse rental room please contact Lindy at 801-513-0813 to find out if the date you are interested in is available. Once she confirms the date you are interested in is available a rental agreement and deposit will be required to hold your date. The rental fee depends on how long you wish to reserve the clubhouse. \$30.00 for up to 4 hours and \$60.00 for more than 4 hours. The deposit is currently \$173.00.



## 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@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.**

## **BALANCES PAST DUE**

Many owners are caring over small balances on their HOA account each month. Please check your monthly statement to make sure your account is being paid in full each month. Late fees are charged on past due balances of \$50.00 or more.