

Countryside Condominiums



Contact

Countryside HOA
c/o Welch Randall

Manager: Brad Randall
(801) 960-4152
brad@welchrandall.com

If you have any questions about your account, please contact Brad at brad@welchrandall.com.

We encourage you to download the **AppFolio** mobile app. Through the app, you can submit online HOA payments, maintenance requests with any associated photos of areas needing repair or maintenance, and contractors' plans for proposed remodel projects.

HOA Fee Payment

Please make your \$325 (effective March 2024) HOA payment by the 10th of the month to avoid late fees.

Online payments:
www.welchrandall.com

Save the Date

Next Walk-Thru

May 2024

Next Meeting:

April 30 @ 6:00 p.m. Murray City Library

Emergency Numbers

Midvale Police: **911**

Unified Police Midvale Precinct:
(385) 468-9330

Midvale Animal Control:
(801) 840-4000

Approximate Dates to Note in 2024

- Sprinklers on: May 1
- Pond and fountain cleaned and ready for enjoyment by Mother's Day
- Projected pool opening: Friday, May 24
- Coordinate large sled dumpsters for large-item removal (mattresses, refuse from remodeling, furniture (dismantled), etc).
- Pool closing: Tuesday, Sept. 3
- Monthly board meetings, with a representative of Welch Randall available, will continue on Zoom
- Spring, summer, and fall community walk-throughs will continue with Brad and available Board members. Specific contractors will be included when a particular issue needs professional input.

Votes taken by Board

- During the March walk-thru, the Board identified 8 units with failing window tape. A previous board voted to not replace failing window tape with HOA funds. The current Board voted to continue this path and require homeowners with failing tape to repair and/or replace windows with their own funds. Brad will message individual owners needing to repair window tape. Below are some contacts for window repair and/or new windows:

- Day & Night Glass, 801-515-6948. Historically used to fix window tape
- Window World, 801-685-3480. Utilized for the HOA stackable windows. Refer others from our community for a discount.
- Advanced Window Products, 801-505-9622. Refer others from our community for a discount.

Please remember you must receive board approval prior to purchase/replace windows to ensure exteriors match in the community.

- The monthly HOA fee increased to \$325/month, effective March 1, 2024. This increase is necessary to refill our liquid assets after some expensive projects in the last couple of years, to replenish and maintain our reserve fund at the required level, and to sufficiently prepare for large maintenance and infrastructure projects coming up in the near future. Also, our insurance premium rose significantly.

- The Board voted to move our Reserve account funds to a high-yield savings account with Capital One to help increase funds for capital projects.

Other Items of Interest

**** PLEASE NOTE **:** The CC&R Update Owner Meeting will be April 30, 2024 from 6:00-7:30 pm at the Murray City Library. **Please attend this important meeting with Attorney Burt Willie. The discussion will include overview of the proposed governing documents (1) Bylaws, 2) Articles of Incorporation, and 3) Amended and Restated Declaration of Condominium of the Countryside Condominium Project (aka "CC&Rs")**

Salt Lake County Animal Services:
(385) 468-7387
After Hours: (801) 743-7045
M-F 8:00am-5:00pm

Midvale Senior Center
385-468-3350
7550 S. Main St.

Midvale has a new website to report a problem on public property (broken water main, non-working traffic light, etc.):

<https://midvalece.portal.iworq.net/portalthome/midvalece>

Midvale City has a new city website, midvale.utah.gov

Please report suspicious activity, break-ins, and loose animals to the appropriate department. Also, inform Welch Randall of any issues that arise.

Children 17 and younger are admitted free to Salt Lake County Recreation Centers. Midvale's Copperview Recreation Center is located at 8446 Harrison St.

[Midvale Residents](#) and [Midvale Neighbors](#) are two Facebook pages you may be interested in joining.

Contractor Issues

Issues with contractors must be communicated to Brad at Welch Randall, not directly to the workers on site. If contracted work is not being performed in the manner we have requested and contracted for, we need to know.

Thank you for informing us of items needing specific attention.

RV Lot Spaces

If you are interested in storing a vehicle, trailer, RV, motorhome, etc., please contact Brad at Welch Randall.

- Small spaces \$30 per month
- Large spaces \$50 per month

and the opportunity to ask questions. If you want a paper copy of the proposed documents, please email Brad (brad@welchrandall.com).

** In accordance with the CC&Rs, the Board and Welch Randall are reviewing the current parking assignments. About 24 homeowners still have not completed the parking survey. Welch Randall will contact those owners to clarify parking for garages and carports.

** The Board conducted an RV lot audit in April and found unauthorized vehicles being stored. The owners of those unauthorized vehicles have until May 3 to claim their vehicle(s) and either pay the Countryside storage fee or move them off the property. Storage fees are \$30/month for a small spot, and \$50/month for a large spot. Unauthorized/unpaid vehicles will be tagged with a 2-week warning, then towed if not claimed/paid. The Board will audit the RV lot monthly.

** Landscaping weekly lawn maintenance started in April. Friday is our regular maintenance & mowing day (depending on weather).

** Bids are still being sought for outdoor railing repairs, a fence repair near the front of the community, painting, and pool repair by CPO (our current pool maintenance provider). We received painting bids from D&P Professional Painting, Certa Pro, and Apex Contracting. The Board received color samples from Apex and locations of 4 local Apex projects completed in the last 5 years to verify references. We contacted offices familiar with these projects to learn if they were completed on time, on budget, verify safety of the projects, if these contacts would recommend Countryside's use of Apex for our painting and siding work, and any other lessons learned during their projects. Members of the Board will visit these properties to view the quality of the work. The Board is also seeking bids to grind concrete at our dumpster enclosures per recommendations from vendors.

FRIENDLY REMINDERS

If you have an assigned carport and/or garage, please park your vehicle there before using the guest parking for extra vehicles. Thank you.

Dog owners MUST pick up their dog's/dogs' waste. We all live together in Countryside and our consideration of each other is appreciated by all.

THANKS

If you walk around our community, you may note many owners are adding flowerbeds and attractive plantings around their units. The tidy flowerbeds and bright colors are appreciated. Thanks to all who are exercising their green thumbs and beautifying Countryside!

Midvale News and Upcoming Events

** June 8, 4-9pm. Los Muros ("The Murals") on Main. Step into Midvale's burgeoning Art & Culture district with live mural demonstrations, food trucks, a vendor marketplace, and beer garden hosted by Bohemian Brewery. Check out over 30 colorful murals all over the business district on Main St.

** New businesses are coming to Main Street. [Cactus & Tropicals](#), [Settie's](#) (gelato), and [The Bambino](#) (pizza) will open later this year.