

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 31, 2024 @1:30 p.m.

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.

Next Meeting:

May 30, 7:00 p.m., via Zoom. Brad will email the Zoom link to all owners 2-3 days before the meeting. Monthly board meetings, with a representative of Welch Randall available, will continue on Zoom.

Emergency Numbers

Midvale Police: 911

Approximate Dates to Note in 2024

- 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

Votes taken by Board

- For anyone needing to replacing their failing window-grid tape, or interested in replacing current windows with double- or triple-pane glass, below is a list of providers used in the last few years at Countryside.

- 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 throughout 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 approve a bid by Handy's to clean out rain gutters on units with a dense tree canopy, and thus more leaves and pine needles in their gutters. Rain gutters in the entire community will be cleaned this fall after most of the leaves have fallen.

Other Items of Interest

** The Board asked Brad to gather bids for further tree trimming (a continuance of last summer's work), concrete work (chiefly the dumpster enclosures), a new layer of shingles on the south-side garage roofs to complete the 2020 roof project, and fence repair. Bids are still being sought for outdoor railing repairs, and siding painting.

** In accordance with the CC&Rs, the Board and Welch Randall are reviewing the current parking assignments. Eighteen homeowners have not responded to the parking survey, and a few space conflicts are yet to be resolved. Welch Randall will contact those owners to clarify parking for garages and carports.

** We have an RV lot in the northwest corner of the property for storage of unused vehicles, trailers, motorhomes and other vehicles too large for standard parking spots. Fees are \$30/month for a small spot, and \$50/month for a large spot. Unauthorized/unpaid vehicles will be tagged

Unified Police Midvale Precinct:
(385) 468-9330

Midvale Animal Control:
(801) 840-4000

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

To store a vehicle, trailer, RV, motorhome, etc., contact Brad at Welch Randall. Small spaces are \$30/month, and large spaces are \$50/month

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). Some new personnel worked on our property for the initial visit in April and some plantings suffered drastically as a result. The Board contacted Ren immediately and Ren has specified that Beehive's Countryside team now consists of only experienced personnel.

** Chris cleaned the pond and fountainheads. Our resident waterfowl, and we, are happy the fountains are now operational and the pond is full. Thank you, Chris.

** B&L Waterworks was on the property last week to turn on our sprinklers.

** Chris and Su purchased many plants for four of our flowerbeds. This year, we chose to move toward planting perennials and got many of those, while also planting some low-growing annuals for color. We still have some allyssum and petunias to fill in bare spots in flowerbeds.

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

** Tuesday evenings, 5-8 p.m., are Food Truck nights at the new Food Truck Plaza at Midvale City Hall, 7505 S. Main Street.

** June 8, 4-9pm. Los Muros ("The Murals") on Main. Midvale's Art & Culture district will have live mural demonstrations, food trucks, a 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.

** Sukiya Sushi & Japanese Buffet is now open at 198 W 7200 S.

** Paris Baguette recently opened at 950 E. Ft. Union Blvd, near See's Candy. They make their pastries fresh every day!