

# Cottages at Pleasant Valley

March 2018 Newsletter

## Requests or Concerns

If you have any requests or concerns you would like made, please contact Kaitlyn Linford 801-773-1777 (after hours/emergency 801-698-8390) with Golden Spike Realty or a Board member. All maintenance requests are preferred to be received via writing. You can email your request to [kaitlyn.goldenspike@gmail.com](mailto:kaitlyn.goldenspike@gmail.com)



## Spring Items

The following items will take place this spring.

1. Spray for bugs on exterior of all units.
2. Sprinkler tune ups, repairs/replacements.
3. Bush/Tree trimming

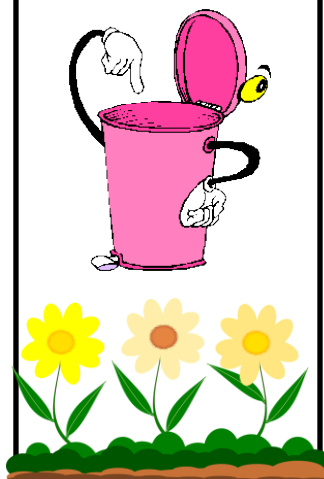
## Curb Appeal/Association Clean Up

Occupant Responsibility: Each owner is responsible to ensure that the grounds surround their unit are kept clutter and trash free. It is also the occupant's responsibility to keep the flower beds directly connected to their unit (also known as limited owner-modified common areas) looking nice. The Association pays to have weeds pulled twice a month and the bushes trimmed a few times a year but occupants should still help to maintain this area.

Curb Appeal: Over the course of the next few months, the Board and Management will be walking the grounds and viewing each unit's curb appeal. By **April 24<sup>th</sup>** any unit with unsatisfactory curb appeal will be issued a letter requesting the proper changes be made. If changes are not made the Association will issue a violation letter and a fine of up to \$300 for the proper changes/repairs to be made.

## Curb Appeal/Owner Responsibilities:

- \*Oil or other stains on driveways and walkways caused by occupants or their visitors.
- \*Trash/clutter around unit. Including dog mess.
- \*Flower beds surrounding unit are kept up and looking nice.



## Why care about Curb Appeal:

**Keeping the Association's curb appeal up means a nicer place for everyone to live, more appeal to the Association for future buyers, and even maintaining value of each unit.**