
WHISPERING SPRINGS HOA

FALL 2018 NEWSLETTER

We would like to welcome any new residents to the neighborhood!

NEWS & UPDATES

ANNUAL HOMEOWNERS MEETING: All homeowners are invited to attend our annual homeowners meeting in the garden room at Sleepy Ridge clubhouse on Tuesday, October 2, 2018 at 7:00 PM. We will be discussing the state of the community, reviewing financial reports and the proposed 2019 budget, which will include a dues change, and voting to fill any vacant board positions. If you are a homeowner and did not receive an email with an agenda and information about how to vote by proxy, or if you would like to be added to the ballot, please contact Carolee Parkin at 801-235-7368.

BEAUTIFICATION PROJECT: We are in the process of improving the aesthetics of our neighborhood and have completed another phase in our landscaping project. We are also trying to take inventory of other issues and needed exterior repairs in preparation for additional improvement projects in the spring and summer of 2019. If there are any landscaping or exterior repair issues at your unit, please email us at whisperingspringshoa@gmail.com so that we can include them in our working list of needed improvements.

QUESTIONS OR CONCERNS: The board cordially requests that any and all HOA-related matters be addressed to the board as a whole by emailing your concern or inquiry to whisperingspringshoa@gmail.com. This not only helps us with record keeping, but also helps ensure that all board members are equally aware of issues and have access to all relevant information necessary to participate in discussions and board decisions. It also aids us in making certain that board responses are both accurate and timely.

GENERAL INFORMATION

Our current board members are: Alex Black, Janice Kunz, Jake McKell, and Berkle Miller. Please contact us with questions or concerns at whisperingspringshoa@gmail.com.

To contact our property manager, Carolee Parkin, call Advantage Management at 801-235-7368.

INTERNET: Although we are now connected to Utopia's fiber optic network, SUMO is still our service provider. If you have problems with your internet service, please contact SUMO's customer service directly at 801-320-1000 or sumofiber.com. Each residence in the HOA is included under the Whispering Springs account.

RULES & REGULATIONS

Since we are a Planned Residential Development, we have Covenants, Conditions and Restrictions (CC&Rs) that all residents are obligated to abide by. The following rules and regulations are based on the CC&Rs and are meant as a tool to help inform owners and residents of their legal rights and obligations, as well as HOA policies and procedures for addressing infractions. This list is NOT comprehensive. Homeowners and residents are strongly encouraged to read through and familiarize themselves with the CC&Rs in their entirety, which can be found on the "Rules & Regulations" page on our website at <http://whisperingspringshoa.org/>.

- **OCCUPANCY:** In accordance with Orem City Code, a maximum of three single adults or one family may reside in single-family units. Subleasing is prohibited (see 7.04).
- **APPEARANCE:** Owners are responsible for keeping their property in a neat, sanitary, and attractive condition (see 5.03). This includes, but is not limited to, storing trash and recycle containers screened from view (inside a garage or within a fenced backyard). Any unsightly structures, boats, vehicles (excepting operating automobiles), equipment, tools, materials, etc. must be stored inside the unit or within a fenced backyard. No trailers, mobile homes, campers, tractors, or trucks (excepting pickup trucks) may be kept on the property. No hanging, airing or drying of clothes or household fabrics within public view (see 7.11). No signs (excepting For Sale signs) or advertisements are permitted (see 7.05).
- **DESIGN COHERENCE:** All maintenance, repairs and alterations, including, but not limited to, fences, driveways, antennae, satellite dishes, flag poles, garages and doors, must meet the Design Guidelines and receive pre-approval from the board (see article 6). To apply for pre-approval, complete the “Architectural Change Form” found on the “Resources” page of our website.
- **PETS:** Only two ordinary household pets are allowed per residence. No animals may be kept or allowed to remain outside the pet owner’s unit without prior written authorization from the board. When out of doors, pets must be accompanied by a responsible individual and kept leashed. Pet owners are responsible to immediately remove and properly dispose of any defecation (see 7.06).
- **DISTURBANCES:** Annoying, noxious and offensive activity is prohibited, including, but not limited to, bright lights, louds sounds (excepting security or fire alarms), or strong odors (see 7.09 and 7.12). In accordance with the Utah Clean Air Act, smoking is prohibited from public areas. The only private area on the property where smoking may be permitted is inside a garage or residence, as determined by the homeowner.
- **SAFETY:** Hazardous activities which might be unsafe or hazardous to any person or property are prohibited, including, but not limited to, the use of firearms, lighting open fires (except within a safe interior fireplace or an attended barbecue), and the use of coal or wood-burning fireplaces or stoves (unless EPA approved) (see 7.10 and 7.14).
- **PARKING:** In order to maintain clear access for emergency vehicles, Orem City prohibits street parking. We have been notified by city parking officials that this includes along Sleepy Ridge Dr. On HOA property, parking is allowed in garages/driveways and designated parking areas only (see 7.17). Visitor parking is intended for short-term guest use and requires a permit for overnight parking. To request a permit, please visit <http://whisperingspringshoa.org/parking-passes/> and complete the form. A board member will email you to confirm that your request has been processed. It is unlikely that requests submitted after 9:00 PM will be handled until the following day, so please plan accordingly. If you have not been contacted by a board member, your request has not been processed and you will need to make alternate parking arrangements for your visitor.

Fine Resolution:

1st Offense: a written warning will be sent, notifying the owner of non-compliance, procedures for contesting a violation, and a deadline to correct the violation, if applicable.

2nd Offense: \$50 fine

3rd Offense: \$100 fine

4th Offense: \$150 fine per each subsequent infraction and legal action

If a fine is levied, the offending owner shall have the right to request an informal hearing with the board to dispute the fine. A request for a hearing must be made to the board in writing within 30 days from the date the fine is levied. For further details or a copy of the fine resolution process, please contact Advantage Management.