

The Cliffs of Snow Canyon

Neighborhood Newsletter

May 2009

The New Cliffs Board of Trustees:

The Developer has formally withdrawn and our neighborhood is now represented by our newly elected Board of Trustees. Board members are as follows:

Alan Madsen, President	email: a@mvii.us	Phone: 435-680-0999
Kelvin Smith, Sec/Treasurer	email: keltax@beyondbb.com	Phone: 435-216-5493
Gary Banks	email: garybanks3@msn.com	Phone: 435-817-3832
Brent Facer	email: brent@bmfinvestments.com	Phone: 435-628-8238
Val Holbrook	email: val.holbrook@hotmail.com	Phone: 435-674-1396

The Board met weekly for a couple of months and now meets every other week. Thus far they have worked hard to accomplish two major goals:

1 - Find out where we are. The Board has reviewed the condition of the development as it was delivered to us: legally, financially and developmentally. They have sifted through the financial information, legal work, other paperwork, policies and procedures, the work done by the Transition Committee and other historic matters. They have engaged an attorney whose practice is limited to HOA's to review all documents and have engaged Rosenberg Engineering to review the civil engineering work and construction throughout the development for any issues that should be resolved.

The Board is now digging into the current contracts of the HOA for price, quality and extent to which they are meeting the needs of the HOA. They are also addressing the needs of realtors as the value of our homes are influenced by the sales of other homes in our neighborhood.

2 - Form a new organization to operate the development.

The Board established the objectives of the Cliffs of Snow Canyon Home Owners Association as follows:

- First, ensuring the quiet enjoyment of each homeowner on each lot in The Cliffs, and
- Second, preserving and enhancing the value of lots and home in the development.

The Board determined the need to form the following committees:

1) **The Architecture and Landscape Committee** - former Design Review Committee responsibilities to review new home plans plus responsibility for working with the Board to approve landscaping of lots and common areas and requests for modifications to existing homes). The landscaping committee has been working on getting the waterfalls by the front gate cleaned up and working with our grounds crew to improve common area landscaping and overall upkeep of the development. They are also working to improve communication with residents about what the grounds crew is responsible for and what residents are responsible for. Chairperson: Paul Jones #2; phone: 435-627-1381

2) **The Security Committee** – responsibility to represent the homeowners and report to the Board on matters concerning neighborhood security. Currently we are working on putting the three entry gates in The Cliffs in working condition so that they can be closed and controlled at all

times; improving the security of the pool and clubhouse areas; initiating security patrol services; providing easier access for bikers and hikers; introducing the use of security cameras in designated areas; and identifying abandoned or unmaintained properties. We are happy to receive input from homeowners at any time. Chairperson: Bill Milligan #185; phone: 435-656-9227

3) **The Neighborhood Committee** – responsibility to help establish and maintain neutral, unbiased communications systems between the Board and homeowners and to help create a feeling of community through social events and outreach efforts. So far this committee has planned our first neighborhood pool party, put together this newsletter, and worked to update the community website. Chairperson: Saren Loosli #96; phone: 435-229-1762

The three committees meet regularly and report their recommendations to the Board for approval. Information on their members and notes from their meetings can be found at www.cliffsofsnowcanyon.org. Feel free to contact any committee chairperson with ideas or concerns.

****All residents are encouraged to contact a member of the Board with any issues they would like to have addressed at a Board meeting. Minutes of all Board meetings will be posted on the community's website: cliffsofsnowcanyon.org*

The Cliffs Website:

Ongoing information as well as forums where residents can post issues and questions for their neighbors' consideration can be found on the official Cliffs website at www.cliffsofsnowcanyon.org. Glenn Bonner who lives in #132 was kind enough to put this website together for the benefit of our community. A paper newsletter like this one will only be mailed out twice a year but updated information and news will continually be added to the website. **Please go to the website, register, and check the website often so that you can stay informed!**

Basic news and information will always be posted on the homepage of the website (accessible to anyone) but to enter the "forums" where you can read minutes from Board and committee meetings, add your questions and issues, and make comments on other people's comments, you must be a registered member of the website. Our webmaster, Glenn Bonner, confirms that everyone who tries to register is indeed a homeowner in the Cliffs and then sends you the information you need to get into the forums.

We hope the website will be a great tool for informing residents and helping neighbors to connect with each other and discuss points of concern in an easy way. But the website can only be useful to you if you get on there and register and visit the website often!

Reminders:

- Please contact Paul Properties at 674-3444 during regular business hours with any landscaping concerns, pool or clubhouse issues and gate problems.
- If an urgent issue arises when Paul Properties is not open, you can contact Alan Madsen, our HOA Board president.
- Please have your pool paddle with your lot number in plain sight while using the Cliffs pool and recreation center.
- If you would like to reserve the clubhouse for an event, please call Paul Properties at 674-3444. You will need to give them a \$50 deposit check to make the reservation. If the clubhouse is left in good condition, your deposit check will be disposed of.
- Please treat the clubhouse as you would your own home.
- If you see new people at the pool, clubhouse, mailboxes, etc. please introduce yourself. Our community is more pleasant (and safer) when we all know each other at least a little!