

Hidden Valley Heights



A NEWSLETTER FOR THE HIDDEN VALLEY HEIGHTS HOMEOWNERS August/September 2005

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DATES TO REMEMBER:

- August 15th
School begins
- August 1st HVH
Association Fees
Due (Late by the
10th)
- August 15th
Parking permits
are available at
clubhouse
- Sept. 15th
Deadline for
parking permits



OUR COMMUNITY

The Hidden Valley Heights Owners Association is responsible for maintaining a quality of life for the enjoyment of all owners, while at the same time running a fiscally responsible not-for-profit organization, and protecting the investment of the owners of Hidden Valley Heights.

In order to maintain the quality status of our property, it is absolutely necessary that all owners, guests and renters adhere to the rules and regulations. Our governing documents include the Declaration of

Covenants, Conditions, and Restrictions and any amendments thereto (CC&R's), which are recorded in the Office of the Washington County Recorder, along with the Association's Articles, Bylaws, and any rules and regulations which are all enforceable by the HVHOA BOARD OF DIRECTORS. Please refer to the complete governing documents for more detailed information.

The purpose in creating these rules and regulations is to emphasize to all members of the community

that we have an active Association intent on keeping up our property values and making our community a nice place to live.

Enforcement of these rules and regulations will be the responsibility of all members of the community. Each member is charged with reporting violations of the rules to the Board or the management company.

If we work together we can use this policy to make a better community for us all.

PETS

For the last few months we have been having problems with owners/tenants not following the rules set for pet ownership. For a simple reminder we are listing some of the main rules regarding pets in our community. For a complete list of rules please refer to the HVH governing documents. Failure to follow the rules may result in fines.

1. An owner may keep and maintain in his unit one small domesticated pet such as a dog, cat, or other usual and ordinary

household pet, provided that they are not kept, Maintained or bred for any commercial purposes. Large dogs are not permitted.

2. Pets must be kept on leashes when outside their respective premises.

3. No pets may be kept on the premises which result in an annoyance or are obnoxious to other Owners or occupants.

4. No dog whose barking disturbs other Owners or occupants shall be permitted to remain on the

property. Reports of frequent and loud barking may result in warnings or fines.

5. Owners shall prevent their pets from soiling any and all portions of the common areas and street areas and shall promptly clean up any mess left by their pets.

To find out Washington
County School info go to:
www.wash.k12.ut.us.

“As of September 15th
all vehicles without
parking permits will be
fined, booted or towed
at the owner’s
expense.”

POOL INFO.

We would like to thank everyone for being responsible and respectful when it comes to the pool area. It takes everyone’s help to maintain the common areas. Remember that No food or drink is allowed in the pool

except for clear, plastic bottled water. The pool/clubhouse is for the exclusive use of tenants of Hidden Valley Heights and their guests. **There will not be a lifeguard on duty at anytime;** parents assume full responsibility for the watchful care of their children while in the pool

area. Fines will be assessed to those who are found in the pool and clubhouse facilities after the posted hours. Please do not force the gates open; if you are having problems with your key go through the clubhouse. Thanks for your cooperation.



BACK TO SCHOOL

As the summer comes to a close we would like to give some information on the schools that will hopefully be a benefit for everyone. School begins on August 15th. Grades K – 5 will be attending Bloomington Elementary. 6-7 will be at Desert Hills. Grades 8-9 will be at Dixie Middle and 10-12 will be attending Dixie High. All students will be bussed to the different schools except those attending Desert Hills, they will walk. The bus stop for the other three schools will be between buildings 17 & 44 at Hidden Valley.

Call Transportation (435-652-4721) to find out bus numbers and pick up times.



PARKING

As of August 15th parking permits will be required and available at the club house for a fee of \$5.00 each. As of September 15th all vehicles without parking permits will be fined, booted or towed at the owner’s expense. Visitor parking passes can also be

obtained from the club house. Remember... Each unit is allotted only 2 parking stalls; one reserved covered space and one unreserved uncovered space. Additional vehicles must be parked outside the development. Contact Debbie, the clubhouse

manager, for more information: 435-313-1599.

Do you have info, a photo or other items of interest to our community? If you have any ideas for something you would like to be covered please don't be shy. Email Judith@soldatna.com with any comments, suggestions and information for our newsletter.

Hidden Valley Heights Property Management Company: Access Property Management 435-313-1488

Hidden Valley Heights Home Owners Association Manager: Judith 801-722-7061

Hidden Valley Heights Clubhouse Manager: Debbie 435-313-1599

Hidden Valley Heights Clubhouse: 435-773-9991