

Welcome to Matt and Becky Willard

When Becky and Matt Willard sold their home in Syracuse, Utah, and came to Grandview Farm in Provo, they broke away from a lifetime of living in Davis County. They made the move to allow Becky to enroll in a Master's program in Social Work at BYU.



There were a lot of prayers and tests of faith involved in breaking away from jobs and a home they had owned for seven years. Matt was able to change his data engineering employment into work from home, which helped smooth out the change.

The Willards have two adult sons. The younger, Ty, is living with them and attending UVU. The older, Zack, is married and living back in Davis County.

They are renting at 1797 Cobblestone Drive, and said they love the home and feel thoroughly welcome at the Farm. It was Jean Hummel's unit.

Although Matt and Becky graduated from the same high school, they were two years apart. Matt's friend was dating Becky's older sister and that relationship brought the two of them together in marriage. He served a mission in Paraguay for The Church of Jesus Christ of Latter-Saints.

Becky is a social work graduate from Weber State University. Her pursuit of an advanced degree is prompted in part by a genuine concern for the emotional well-being of many adolescents and young single adults.

Matt has an electrical engineering degree from the University of Utah, and an MBA from Weber State University.

The Willards are friendly and open. Becky says she is a bit reserved and Matt is the outgoing one in their family. This interview found them both very easy to know.

Old Friends. Gene and Janet Worth, former Farm owners, are visiting in the area. They would love to see some of the old-timers on Sept 26 from 4-6 p.m. at the Orem Hampton Inn, freeway exit off University Parkway, in the breakfast area of the lobby.

Condo Scheduling

Oct: Gerda & Bob Edmunds. . . . 801-356-0013

Nov: Gerda & Bob Edmunds 801-356-0013

Dec: Karen Rhodes 801-225-7659

Each scheduler can reserve the Club House for all dates in the year.

● DRIVEWAY PARKING PRESENTS PROBLEMS FOR CONDOMINIUM

From the days of pre-historic Grandview Farm Condo, parking in the driveways has been a "no, no." Or put more sharply, "not allowed."

Unit owners basically have the responsibility to communicate to family, friends, tradesmen, and repair people that they need to use guest parking.



Parking in the driveway is not only an inconvenience for neighbors, but the driveways are fire lanes. Provo City's code makes it a violation, as well as the Condo's rules.

However, life is still full of reasonable moments. Please know there can certainly be drop offs and pick ups, especially when some one needs assistance in or out of the house. It is the unattended vehicle which sits for more than a few minutes which is the concern for the Board.

On a more punitive note, fines are being considered by the HOA Board if the problem doesn't fade away.

Tidbits from the Governing Documents

Hopefully, there is not a single owner at Grandview Farm who is not aware he or she is a member of an incorporated Home Owners Association. With that knowledge comes the reality of governing documents, properly filed with Utah County, which provide the rules under which our condominium complex operates.

It may be useful from time to time in the **UPDATER** to remind you with selected provisions from these rules and policies. A former chair of the Condo Board, Steve Andersen, has agreed to take on the task of identifying in most months a few of these items. And when necessary, he may offer some explanation.

For your information, see immediately below for the names of the documents from which this material will come. Obviously, each owner should possess the complete set of these governing documents. The documents we speak of are:

1. **Amended & Restated Declaration of Covenants, Conditions, & Restrictions**
(In 1982, when the Farm was born, this document was known simply as the Declaration. The “CCR” now in the title is more modern terminology and was used in 2017 when all the legal documents were amended)
2. **Amended & Restated Bylaws of Grandview Farm Condominium**
(There is obviously a legal distinction between Bylaws and CCRs, but one important thing is that the Bylaws provide the Board with the authority to make “rules and regulations” which improve life and living here at Grandview Farm)
3. **Management Committee (now HOA Board) Rules**
(There are 13 policy statements here [rules and regulations]. The first Memos were issued in 1996, when owners took control of Grandview Farm Condo, and were added to and amended over the years)

With all that as the preamble, here are a few provisions from the governing documents which we would do well to keep in mind:

CC&Rs 3.5(c): All remodeling and other repairs and modifications to Units must be completed in compliance with all applicable building codes, laws, and the manufacturer’s specifications for any materials, equipment, and fixtures.

CC&Rs 4.3(n): With the exception of an approximately three (3) foot area, extending from the patio or foundation of the Unit that has been modified by an Owner upon the prior, written approval of the Association, the Association shall maintain the landscaping within the Project. If an Owner, following this approval, has modified this three (3) foot area, such Owner or successor in interest shall be responsible to maintain such area, including any sprinkler maintenance or modification. Unless an Owner returns this area to its pre-existing condition prior to selling his/her Unit, such Owner shall notify a purchaser or successor in interest of this responsibility. Notwithstanding, any failure to notify does not alter the maintenance obligations of a purchaser or successor in interest;

By Laws 5.1 and 5.2: Owners, and Owner representatives may attend meetings and may be present for all discussion, deliberation, and decisions except when the Board is in executive session. ... By majority vote of the Board, the Board may agree to schedule and conduct Executive Sessions of the Board consistent with the purposes set forth in the Act at §57-8a-226(2)(b), which shall be closed to attendance by anyone not specifically invited by the Board.

Management Committee

Daryl Acor (chair)	801-372-7500
Allen Ludlow (secy/treasurer)	801-333-0164
Larry Johnson (facilities)	801-420-3726
Bryan Rust (landscape/compliance)	801-420-0602
Robert Spencer (pool/club house)	385-225-0564
Tanya Neese (secretary to the board)	801-473-7445

CONDO CLIPS

Trash Pick Up Change. This is a one-time only change to this Tuesday, Sept 25, 5 and 9 p.m.

Empty Nesters on Wednesday. It is hard to keep a straight face here, but your editor (Dallas Burnett) is the speaker on Wed. the 25th. As an emeritus Professor of Communications from BYU, he claims to know something about both inter-personal and mass communication. This is an emergency fill-in for someone previously scheduled. The time is still 6:30 p.m. in the Club House.

The Lovely Ladies of Grandview Farm. The presenter for the Ladies on Monday, Oct. 14, at 10:30 a.m. is Camille Fronk Olson, religious author and scholar.

Elders Friendship Hour. These guys are back in session on Tuesday, October 8, with a new presenter. The time is 1 p.m. in the Club House.

Parking Stripe Painter. The Condo Board voted to buy a parking stripe painter for \$104 in order to renew worn spots and add stripes in a location where they have never been.

HEAT & COOL IN CLUB HOUSE

A high tech thermostat is now remotely controlling the temperature in the Club House. If you have scheduled time, at least for the present, make sure your scheduler notifies Allen Ludlow to crank up the heat or bring on the cool with his smart phone. .

Club House schedulers will soon be trained to do that, but they should also be pro-active in seeing that the facility is properly prepared in advance by texting Allen for each scheduled time, or give him a printed schedule each week.