



● INCREASE IN CONDO FEES IS LIKELY ANNOUNCEMENT AT BUDGET MEETING

The annual Budget Meeting of Grandview Farm Condominium, Inc., will be held Tuesday evening, December 5, at 7 p.m. in the Club House.

It is expected the HOA Board will announce an increase in the monthly Condo fees based on the inflationary pressures of the last 18 months. Those have been experienced most heavily in the areas of insurance and public utilities like water, sewer, and waste water.

Monthly dues have not been increased since 2019, although last year there was an amendment to the governing documents changing the formula calculating the way the monthly fee was assessed for each of the four unit models in the complex.

That change reduced the monthly cost to Monarch owners and increased it for Townhouse, Lexington, and Yorktown owners. However, the annual budget remained essentially the same.

An annual budget meeting is mostly informational because the Board is legally charged with the responsibility of doing the work of anticipating future expenses and adopting a budget that will fund those expenses.

However, Tuesday's meeting has several other important items on the agenda. There will be a discussion of elections scheduled for the annual Condo Business Meeting in February of next year. There are two-three year terms up for election.

Grace Marie Dennis is completing a three-year term and will not be on the ballot for another term. She has been responsible for the club house and the swimming pool. Sherwood Cook, who was appointed to the Board when John Christensen resigned several months ago, has indicated he will be on the ballot for a three year term. There will also be a discussion of the rules governing parking and RV storage. See the separate story in this issue.

Club House Scheduling

Annette Burnett 214-862-5695

To see current schedule go to

www.grandviewfarmcondos.com

Look Under Club House Calendar

Management Committee

Daryl Acor (chair) 801-372-7500

Tracie Rust (treasurer) 801-420-0588

Sherwood Cook (Indscep/emppliance) . . 702-533-5675

Grace Marie Dennis (pool/club house) . 385-219-7975

Mel Smith (facilities) 801-592-7893

Tanya Nisse (secretary to the board) . . . 801-473-7445

● LADIES OF GRANDVIEW FARM PLAN CHRISTMAS LUNCHEON

The Ladies of Grandview Farm are on again for December, and would you believe they are calling it a "Christmas Luncheon." As per custom, starting time is 10:30 a.m. in the Club House on Monday, December 12.

Pre-luncheon activity will be a "white elephant" gift exchange. The committee in charge says it can be one of those dazzling things that doesn't dazzle you any more.

If every thing you own is too precious to part with then make sure you don't spend more than \$5 for a substitute. All gifts should be wrapped in paper that masks identification.

The committee members for this holiday activity are Judy Sandstrom, Lisa Pueblo, and Tracie Rust.



● PARKING AND RV STORAGE RULES DUE FOR CLARIFICATION AND REVISION

Questions & Comments: Dallas Burnett

Parking and RV storage have been minor irritants since the first days of owner management of our operation and destiny back in the 20th century (1996). It remains still, even in the 21st century.

The latest effort to alleviate some of the problems comes with the proposed updating of Association Rule No. 2 and Rule No. 4.

The proposed rule changes are attached to this issue of the UPDATER. You are urged to read them carefully in order to be informed when they are discussed at the Tuesday Board meeting. The Board decides whether to adopt or not, but the members usually like to have input from unit owners.

Please read these documents so you are in a position to ask appropriate questions

The short entries below are items that I believe need some discussion. Reading the proposal will help you understand the comment.

Rule No. 2: Vehicle Reporting and Parking Requirements, Garage Storage Restrictions

Rule #

1. If owners were required to report when a vehicle is replaced or disposed of, would that not accomplish the same purpose as annual updating when the update usually repeats the previous information?
4. Those Provo parking limitations apply to parking in the same spot for more than 72 hours. Maybe that should be made clear in the proposed changes.



6. Do the rules clearly define the conditions under which “normally” a permit for a third vehicle would be given permission to park in a guest area?

When we say “at the complete discretion of the Management Committee” we are providing for unusual situations, but we still need to know what the normal situations are for granting a permit. The application implies the normal of two cars in the garage and a third car operating from someone living in the home.

9. Should a fine only be attached after a unit owner has been notified of the violation?

Is there an intent to provide a decal for autos registered with the Condo?

Rule No. 4: RV Storage Area Parking, Storage Shed

1. This is an opportunity to decide whether we want to store trailers belonging to our children. The registration issue should clearly speak to unit owner registration. It almost does, but not quite.
2. What is the reason for renewal each year? If a person has been there for several years, are we going to move him or her out for the top person on the waiting list?



Carl Heinrich Bloch– “The Nativity”