

● AMENDMENT TO HOW CONDO DUES ARE CALCULATED APPROVED IN STRONG VOTE

Condo owners expressed an amazing sense of unity in passing an amendment to the Grandview Farm Condominium governing documents with 94 percent of those participating saying “yes.”

Forty-eight unit owners cast votes, either in person or by depositing their ballots prior to the February 16 Annual Business Meeting. Forty-five of those ballots were in the affirmative.

The amendment under consideration dealt with the formula used to calculate monthly dues for owners of each of the four models in our complex (Yorktown, Townhouse, Lexington, and Monarch).

That original formula used the square footage of living space (all floors) to determine percentage of ownership in the condo and then on to percentage of financial responsibility for each in annual budget.

In proposing a change to that formula, the Condo Board took the position that the unit size has very little to do with the cost of operations, therefore it would be fairer to add an equal share of the common area to the square footage of the living space in making the calculation.

The resulting percentages decreased the monthly fees for Monarch owners and increased fees for Lexingtons, Townhouses, and Yorktowns.

Those fees will go into effect for the April billing and are as follows:

Monarch – \$310
Lexington – \$287
Townhouse – \$284
Yorktown – \$282

Unit owners who do monthly payments through their banking institution should make the necessary adjustments in the amounts in plenty of time for the April payment.

Club House Scheduling

Annette Burnett 214-862-5695

To see current schedule go to

www.grandviewfarmcondos.com

Look Under Club House Calendar

● TWO FORMER CONDO FRIENDS DIE IN JANUARY, FEBRUARY

Two of our former neighbors have died since the January issue and their loss hurts regardless of where they were residing.



Paggie Madsen died on January 12 at an assisted living community in Sandy, Utah. She would have been 90-years-old in July. Peggy and Merrill came to Grandview Farm in the late 1980s and were pioneer stalwarts here. They moved

to Sandy in 2022. Merrill survives her.

Dale and Darleen Workman had been with us for more than a decade when they made a move in 2022 to Legacy in Provo for health reasons. Dale died on February 15 at 87. He was an accountant and financial manager in his early years, and his work with The Church of Jesus Christ of Latter-day Saints took him and his family to world-wide locations for extended periods of time.



Dale served the Condo as a member of the Board for several years.

His funeral will be on Friday, February 24, at 11 a.m. There is a viewing Thursday at Berg Mortuary and on Friday morning at the Edgemont Stake Center, 350 East 2950 North, Provo.

MEL SMITH ELECTED TO FILL OPEN SLOT ON GRANDVIEW FARM CONDO BOARD

Mel Smith was elected to the Grandview Farm Condominium, Inc. Board of Directors at the Annual Business Meeting held Thursday, February 16. He replaces Carlos Watters, whose term ended in February.

Board Chair Daryl Acor voiced a strong feeling of gratitude for Carlos' service, and hoped he would continue to be an active presence in the affairs of the community.



Each member of the Board provided a brief look at his or her area of responsibility as part of the meeting agenda.

Bob Edmunds and Ron Rhodes audited the financial records of the Association in the weeks prior to the Business Meeting. Bob reported in the meeting that the records were in order and that there were no reasons to question the financial position of the

Grandview Farm Home Owner's Association.

In the next regular meeting of the Condo Board, the group will identify a chair and assign responsibilities to each member. This is an annual exercise that takes place soon after the election.

Mel and his wife, Lynda, came to us from the south side of the Grandview Bench. Mel was a Brigham Young University faculty member in the College of Humanities specializing in technology involving language and linguistics.

Daryl expressed appreciation for Mel's willingness to serve on the Board.

GRANDVIEW LADIES LOOK TOWARD MOTIVATIONAL SPEAKER IN MARCH

Larry Stevenson is not a name most of you will recognize, but you will remember it if you attend the next episode of the Ladies of Grandview Farm Social. It is scheduled for Monday, March 13 at 10:30 a.m. in the Condo Club House.

Larry served many years as director of the LDS Employment Resource Center in Provo, and is an author, podcaster, and professional speaker. He challenges and helps people fulfill their dreams in work, school, and life.

Hopefully, the ladies in our midst still have a dream or two. Join the group in three weeks for an interesting discussion and a Tex-Mex Frito Pie luncheon (mild or seasoned)

Hosts are Betty Tirrell, Donna Hill, Jane Fillmore, and Annette Burnett

Management Committee

Daryl Acor (chair)	801-372-7500
Tracie Rust (treasurer)	801-420-0588
John Christensen (Indscep/cmpliance)	801-375-5136
Grace Marie Dennis (pool/club house)	385-219-7975
Mel Smith	801-592-7893
Tanya Nisse (secretary to the board)	801-473-7445

SUNSHINE FUND USED TO SHOW CONCERN OF CONDO FRIENDS

One of the truly comforting elements of life at Grandview Farm over many, many years has been the depth of caring and concern on the part of neighbors for neighbors. It occurs without organization or direction.

However, there is one organizational element that has been around since 1996. In that year, the Condo Management Committee asked one of the Ladies of the Condo to serve as what was called the Sunshine Lady. That designation was followed by the creation of the Sunshine Fund, which is presently administered by Nancy Christensen.

Money from the fund is used to share the love and concern of the Condo Community when there is a death, serious illness, hospitalization, or like situation for one of our neighbors. Contributions are voluntary and it operates on a yearly basis with the suggestion of \$10 for a single and \$20 for a couple.

Contact Nancy if you would like to take part in this activity. The remembrances are represented as a thought and concern from everyone in the community.

REGULAR MONTHLY CONDO BOARD MEETING TOMORROW

The Condo Board will meet in its regular monthly meeting on Tuesday, February 21, at 7 p.m. If you are reading this today, February 20, that makes sense.

If you are reading this the day after tomorrow, you've missed the meeting. Not to worry, there will be another meeting in March on the third Tuesday.