

SUNRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, INC. COMMUNITY NEWSLETTER

FALL/WINTER 2015 Edition

Welcome to the FALL/WINTER Edition of the Sunridge Subdivision Homeowners Association, Inc. Newsletter. Please take the time to review the Newsletter as it has important information regarding your Community. **Please be reminded that it is the OWNERS responsibility to advise ALL RESIDENTS of the COMMUNITY of all Rules and Regulations and information provided in this Newsletter.**

FIRE PREVENTION COMMITTEE

DIRECTOR, DAN DEES IS SPEARHEADING A FIRE PREVENTION COMMITTEE AND IS LOOKING FOR PEOPLE INTERESTED IN JOINING THE COMMITTEE.

**PLEASE CONTACT DAN
AT
DDEES555@YAHOO.COM
OR AT
775-849-7922**

IF YOU ARE INTERESTED.

THE COMMITTEE WILL COME UP WITH RECOMMENDATIONS FOR HOMEOWNERS ON HOW TO KEEP THE COMMUNITY PREPARED IN CASE OF FIRE AND GIVE SUGGESTIONS ON HOW TO PROTECT YOUR PROPERTY IN CASE OF FIRE.



VISIT THE KENYON & ASSOCIATES, INC WEBSITE AT
WWW.KENYONANDASSOCIATES.COM

CLICK ON THE SUNRIDGE SUBDIVISION HOA LINK FOR UP TO DATE AGENDAS AND MINUTES AND TO KEEP UP WITH GOINGS ON AT YOUR COMMUNITY.

THAT'S:

WWW.KENYONANDASSOCIATES.COM/Hoa.php?cid=42#

**YOUR MANAGEMENT AGENT HAS CHANGED!
CONTACT GARY KENYON AT 775-674-8000 EXT. 105**

OUR NEIGHBORS & COMMUNITY

SUNRIDGE IS A NICE COMMUNITY ATOP MOUNT ROSE AND AFFORDS US A UNIQUE LIFESTYLE!

AS SUCH WE NEED TO REMEMBER THAT WE ARE A COMMUNITY AND WE ALL NEED TO MAKE SURE WE ARE WORKING TOGETHER TO KEEP OUR NEIGHBORHOOD NICE AND PROPERTY VALUES UP!

REMEMBER:

- 1.) **NO INOPERATIVE MOTOR VEHICLES, TRAVEL TRAILERS OR SIMILAR VEHICLES SHOULD BE STORED ON ANY LOT.**
- 2.) **NO NOISE OR OFFENSIVE ACTIVITY SHOULD BE CARRIED ON AT ANY LOT IN OUR COMMUNITY.**
- 3.) **NO GARBAGE, REFUSE, JUNK OR WEEDS SHOULD BE ACCUMULATING ON ANY LOT WITHIN OUR COMMUNITY.**
- 4.) **A FIRE BREAK SHOULD ALWAYS BE MAINTAINED FOR EACH LOT ON THE COMMUNITY.**
- 5.) **EVERYONE SHOULD VOTE FOR THE AMENDMENTS TO THE GOVERNING DOCUMENTS OR ANSWER CORRESPONDENCE FROM THE ASSOCIATION TIMELY!**

Professionally Managed by
Kenyon & Associates, Inc.
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**REMEMBER! WE LIVE IN A MOUNTAIN COMMUNITY WHERE BEARS
AND OTHER WILDLIFE FORAGE FOR FOOD!**

**SET OUT GARBAGE CANS ON MONDAY MORING AND PUT THEM AWAY
BYU MONDAY NIGHT TO HELP AVOID ATTRACTING WILDLIFE
(RACOONS, BEARS, AND OTHER CRITTERS) TO THE COMMUNITY.**

RESPONSIBLE DOG OWNERSHIP

BY AND LARGE DOGS ARE ONE OF THE BIGGEST PROBLEMS IN ALL COMMUNITIES.

WE ALL LOVE OUR PETS, BUT WE ALSO NEED TO REMEMBER TO BE RESPONSIBLE PET OWNERS.

- 1.) KEEP YOUR DOG ON A LEASH AT ALL TIMES
- 2.) TRY TO ENSURE YOUR DOG DOESN'T DISTURB NEIGHBORS BY BARKING MORE THAN A NORMAL AMOUNT. IF YOUR DOG HAS A BARKING PROBLEM, YOU CAN GET A BARK COLLAR OR A BARK AWAY SYSTEM!
- 3.) NEVER LEAVE DOG FOOD OUT WHICH COULD ATTRACT WILD ANIMALS TO THE COMMUNITY.

UPCOMING COMMUNITY PROJECTS FOR 2016

IN 2016 THERE ARE ONLY TWO PROJECTS SCHEDULED.

THE RESERVE STUDY UPDATE AND THE PAINTING OF THE SUNRIDGE MONUMENT SIGNAGE BASE!

THE REST OF THE YEAR WE WILL BE FUNDING FOR SNOW REMOVAL AND ROAD SEALING WHICH WILL TAKE PLACE AGAIN IN 2017.

Your Board of Directors would like to invite Owners to attend the QUARTERLY Board Meetings of the Association.

**The Next Meeting will be on
Tuesday,
October 6, 2015
at 15 Sunridge Court East
at
6:00 PM.**

There will be a 2016 Budget Ratification Meeting prior to the Board of Directors Meeting.

Topics discussed will include, Fire Prevention for Sunridge Subdivision, Management Contract Renewal, Snow Removal Contract, 2016 Board Meeting Schedule.

If you have not yet voted on the CC&R amendment and Bylaw amendment. **PLEASE** do so. Contact Gary Kenyon for a ballot to be emailed, mailed or FAXED!

THANK YOU!



SNOW REMOVAL AND HELPING THE COMMUNITY DURING THE WINTER TIME

IT HAS BEEN A COUPLE YEARS SINCE WE'VE SEEN A GOOD SNOWFALL, AND NO ONE CAN FORSEE WHAT THIS WINTER WILL BRING, BUT WE ALL NEED TO BE PREPARED IN CASE WE HAVE AN AVERAGE OR HEAVY SNOW FALL.

THE BOARD OF DIRECTORS HAS CONTRACTED WITH TBARM FOR THE SNOW REMOVAL CONTRACT FOR 2015-2016 SEASON.

TBARM WILL BE INSTALLING THE SNOW POLES IN EARLY OCTOBER TO PREPARE FOR THE UPCOMING WINTER MONTHS.

WE WILL BE HANDLING SNOW REMOVAL MUCH AS WE HAVE IN PAST YEARS WHERE THERE WILL BE THREE DESIGNATED COMMUNITY MEMBERS TO CONTACT THE SNOW REMOVAL COMPANY AND TRIGGER SNOW REMOVAL.

WE WOULD LIKE TO REMIND COMMUNITY RESIDENTS THAT PARKING ALONG THE ROAD IN THE WINTER MONTHS CAN BE PROBLEMATIC FOR SNOW REMOVAL.

WE ASK THAT ALL VEHICLES BE PARKED IN THE GARAGES OR ON DRIVEWAYS DURING MONTHS WHERE SNOW REMOVAL IS A POSSIBILITY (OCTOBER THROUGH MARCH). THANK YOU!

Your Board of Directors for 2016 are:

Robin Kindred— President
Emily Sagalyn – Vice President
Jeryllynn Waltenburg— Treasurer
Jana Larson-Brock— Secretary
Dan Dees – Director

Thanks to these Community Volunteers!



* YOUR MANAGEMENT *
* COMPANY IS MOVING *
* AS OF *
* OCTOBER 5, 2015 *
* THE NEW MAILING *
* ADDRESS FOR *
* KENYON & ASSOCIATES *
* WILL BE *
* 645 SIERRA ROSE DRIVE *
* SUITE 104 *
* YOUR NEW *
* MANAGEMENT *
* CONTACT IS *
* GARY KENYON *
* 674-8000 EXT 105 *
