

The Sunbrook HOA

Mountain City Commercial

2/28/2020

[Edition 1, Volume 1]

Welcome to the Sunbrook Condo Owners Association Newsletter

We would like to take this portion of the newsletter to announce The Sunbrook HOA

upcoming projects, maintenance, and taking votes on items such as open board of

There are two board of director positions coming available. If you would like to nominate yourself or another member of The Sunbrook Homeowners association, please submit the name of the nominee to me at brett@mtncityco.com or fax it to me at 801-394-0028, no later than August 1, 2020

annual meeting that will take place at **6:00 pm on August 5th, 2020.** **The meeting will be held at The North Ogden Library located at 475 E 2600 N. Ogden, UT 84414.** During the meeting we will be discussing the 2019 financials, the 2020 operating budget,

director position openings (see box above for details). We will also leave time for you to discuss concerns/suggestions that you have regarding the HOA. Last, but certainly not least, refreshments will be provided.

IMPORTANT NOTE

If you have any concerns regarding the timing of the meeting due to the current situation with Covid-19, Please bring them to our attention by emailing Riley at riley@mtncityco.com. Your feedback is appreciated

Extra Parking Spots for Opportunity

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Extra Parking Spot for Lease: The board of directors has put into place a resolution that will open eight (8) parking spots to be available for lease. Below is a summary of the program:

- Only Eight (8) spots are available and will be rented out on a first come first serve basis and a waiting list will be maintained.
- The rental fee will be 25.00 per spot.
- Rental limit is one spot per owner.
- Parking spots will be marked and tags provided that must be visible whenever the vehicle is parked in the spot.
- Rental agreements are on month to month basis.
- If interested email Riley at riley@mtncityco.com

Noise & Odors Reminder

We live in very close proximity to one another. Please be courteous and respectful of your neighbors and recognize that sounds and smells carry. All of us that call Sunbrook home, respectfully ask that you be aware that noises are disruptive to your neighbor during all times, especially during the posted "quiet hours" between 10PM and 8AM.

Please be conscious of:

- Music and/or television volume
- Slamming doors
- Registered animals barking or meowing
- Other loud and excessive noises
- Strong/Offensive Odors

Smoking (including vaping and marijuana) is strictly prohibited in the units, on the porches or balconies and within 20 feet of the buildings.

In advance, THANK YOU for your understanding and respect. Our goal is to have everyone enjoy and feel comfortable where they live.

Security Tips

Be alert: It should go without saying but be mindful of others even when you're inside your building. Pay attention when walking in stairwells, meet your neighbors and know the general layout of the building.

Deny entry: If the front entrance to your apartment or condo requires a key pass, don't feel rude not holding the door open for someone behind you. Just think – if they're a tenant, they should be happy that you're not letting unknown people into the building.

Update locksets: Did you change your front door lockset when you moved in? Not only could the past owner still have

copies of the key but so could his friends or your neighbors. Changing your lockset will take about 20 minutes and give you the peace of mind of knowing who has the key to your front door.

Lock up: It sounds simple but keep your doors locked at all times. The majority of burglars gain entry to a home through an unlocked door. Even if you're just running to get your mail or down the street for a coffee, there's no reason not to lock up. Don't be tempted to "hide" a key outside of your unit either. There are less hiding spots than you think and burglars know where to look.

Lighten up: Alert your building supervisor about any burned out lights in the common areas,

such as the lobby, parking garage or hallways. If you notice anything out of the ordinary such as open or broken windows, malfunctioning doors or door locks, or anything that could be a security concern, notify your building supervisor.

Article Source:

<https://rismedia.com/2016/04/07/home-security-tips-for-condo-owners/>