

The Sunbrook HOA

Mountain City Commercial

12/1/2020

Welcome to the Sunbrook Condo Owners Website

We are happy to announce the launch of the new Sunbrook Condominiums HOA Website. The website is a great tool for owners and residents. All of the Homeowners Association

on the website. The website also features a direct link to the online payment portal for online payments. A 'contact us' page will also be available where feedback, suggestions,

Visit

www.sunbrookcondominiums.com
to see our communities brand new website and explore it's great features.

documents, including CC&Rs, Bylaws, Rules & Regulations, and all resolutions passed by the board of directors can be found on the website. The contact information for management can also be found

and other correspondents can be submitted directly to the management committee. As you use and become familiar with this website, we would love any feedback on improving this great tool.

Holiday Decorations Guidelines

The holidays are a great time of year and holiday decorations are a great way to had joy to the season. As member of an HOA, there are certain guidelines that need to be followed:

- Please keep decorations off of the common area (grass, parking lot, sidewalks, etc.)
- Any attachments that damage the exterior of the building, including the garages, are strictly prohibited.

Cleaning out Dryer Vents

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The Sunbrook Condominiums Board of directors' main goal is to protect and improve the investment value of all homeowners. With this in mind, it is very important that each owner ensures the unit's dryer vents be cleaned out regularly. This will prevent any damage to your or your neighbor's unit. As we all work together are community will be a great place to live and a great investment for all homeowners. We appreciate your help in making this possible.

If you need recommendation for companies that would clean vents, Wasatch Clean Air has done some work at the complex.

Noise 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
- (If in a top unit) Loud noises on the floor

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

CHRISTMAS TREE SAFETY TIPS

The carolers are out and the holiday decorations are everywhere. The joy of the season should not be dampened by the risk of fire.

In recent years, nearly 600 fires per year have been started by ignition of Christmas trees in the United States, causing an average of 33 deaths, 112 injuries and \$21 million in direct property damage per year.

Christmas trees add a special touch to the holiday season, but they also can be a fire hazard.

Here are some helpful tips to reduce the risk of fire:

- Check your tree lights for broken or frayed wires and loose connections.
- Replace non-working light bulbs.
- Avoid decorating Christmas trees with candles.
- Make sure live Christmas trees are fresh. Don't buy trees with brown needles or dry limbs.
- Consider having the tree sprayed with a Fire Marshall-approved flame retardant chemical.
- Give the tree plenty of water. Never let the base holder dry out.
- Don't place the tree near a heat source, open flames and room exits.

- Keep light strings and other electrical decorations out of children's reach.
- Always unplug the Christmas tree lights when you leave or go to bed.
- Don't burn the Christmas tree or package wrappings in a fire place or wood stove.

Keep this holiday season full of life, laughs and memories — remember to have a fun and safe time.

Article Source:

http://myhoa.com/newsletter_articles/christmas%20tree%20safety%20tips.pdf

**HAPPY
HOLIDAYS**

**-FROM THE BOARD OF DIRECTORS
& MOUNTAIN CITY COMMERCIAL**