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Inside this Issue

-  Welcome Back
-  Entrance Landscaping
-  Smile, You're on Camera!
-  Dog Droppings
-  Myths, Lies, and the Truth:
Owner Responsibilities
-  Classifieds
-  Upcoming Events

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The Maple Leaf

The **NEW** Quarterly Homeowners Association Publication for the Residents of the Maples

Welcome Back

David Barth, HOA President

Welcome back to another issue of The Maple Leaf: the Maples' quarterly newsletter! I am happy to say things in the neighborhood are getting better. The pool is up to code, landscaping has been improved, and the budget is

balanced (and in the black!). We cannot do it without you, though. Like something that you see in the community, tell us. Don't like something, let us know. Help your board represent you. We want your opinions. Solutions to issues in the neighborhood are addressed through a democratic vote by your board representatives.

Knowing your thoughts will better help us to address said issues. The best way to get in touch with the board is to email or call Brian Morris at Welch Agency. Thanks and see you around!

Entrance Landscaping

*Kirby Childs,
HOA Vice President*

This summer was a time for upgrading the front entrance of The Maples. Old grass and weeds were replaced with new shrubs, trees and new landscaping bark. Additionally, the front of the Pool house

and other community areas received new landscaping bark. We appreciate all who pitched in and helped. It was hard work, but we all had a good time. New trees to replace dead trees are coming soon. Please feel free to contact The Welch Agency if you have any other ideas about improving the landscaping in our community.



Smile, You're on Camera!

David Barth, HOA President

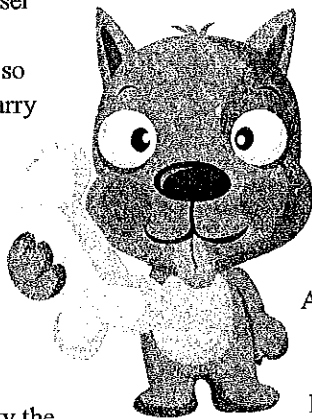
Due to vandalism of the pool cover this summer, security cameras have been installed both in the pool area and the workout room. These cameras will allow us to confirm and possibly identify those committing unruly behavior and vandalism at our clubhouse. The system is quite advanced and records days of high quality video onto a hard drive disk.

This video can be reviewed and even sent to a portable USB thumb drive. While the cameras are on at all times and have night vision, they will only be reviewed if we are notified of an incident or if vandalism rears its ugly face. The cameras do have an audible alarm that goes off if they are tampered with. While we hope we will never have to review any video, the system is just another step towards making our neighborhood a safer, better place to live.

Dog Droppings

Kyle Hansen, HOA Treasurer

Let's face it, none of us like having stinky dog piles in our yard or in our neighborhood common areas. This topic seems to be a concern in The Maples once again. To help with this, the community will be installing dog waste stations throughout the common areas in the next month. These stations are very convenient and easy to use, having a bag dispenser and a metal waste receptacle on them, so you don't have to carry your dogs waste around with you. We ask that ALL animal owners please use these each time you take your pets out. Let's make our community the cleanest and nicest community it can be for everyone to enjoy. All of your neighbors will greatly appreciate the added effort in cleaning up after your pets. Also, as a reminder, yards with droppings in them will not be mowed and owners must ALWAYS accompany their pets when taking them out. Please do not allow your pets out to roam freely and unattended through the neighborhood. We do not want



anyone's furry friend coming into harm's way. Woof!

Myths, Lies, and the Truth: Owner Responsibilities

David Barth, HOA President

"Why doesn't the HOA do something about that?" You may have found yourself asking this exact question. The truth of it is that the HOA Board has limited power and abilities. While we are here to represent the neighborhood's best interests, we are governed by the rule set forth at the creation of the neighborhood, the CC&Rs. We try to follow these rules to a point so as to prevent grey areas or favoritism. Some recent examples of the CC&Rs in action include vehicle towing and weed cleanup.

Recently several vehicles with expired plates were towed. As per the CC&Rs, inoperable vehicles (including those without proper registration) are not to be parked in public areas or driveways. If you have such a vehicle, it needs to be parked in your garage. It is a myth that inoperable vehicles can be parked in the public spaces!

Another myth is in regards to weeding. Weeding is the responsibility of the resident. Residents with weeds on their property in the view of public areas will be fined as per the upkeep rules of the CC&Rs.

As a general rule, if it is on your property, it is your responsibility. If there is a drain or sprinkler on your property and it is not working properly, unfortunately, it is your responsibility to fix it or have it fixed. If you do have a question though, please do not hesitate to contact Welch. The CC&Rs are

available on Welch's website at: <http://www.welchagency.com> in the "For HOA's—The Maples at Jordan Hills" section. The truth is the HOA Board is here to help you and keep this neighborhood a great place to live.

Classifieds

This section will contain classified ads when we receive some. Submit your non-commercial ads to Welch Agency for review. Example categories will be "For Sale", "Wanted", and "Services".



Upcoming Events

Saturday, October 3rd
5:00 PM, Maples Clubhouse
Fall Chili Cook-off

Party time! This event will be a potluck so bring your best chili and favorite sides. Enjoy good food, music, and good times with your neighbors. **Best Chili Contest:** There will also be a contest for the best chili. The best chili will win a \$75 gift card for Best Buy and the fame of "Chili Champion"! The best chili will be chosen by those attending. Good luck to all!

Saturday, October 10th
6:00 PM, Maples Clubhouse
Sprinkler Shutdown Demonstration

It will soon be winter and thus time to turn off the sprinklers. If you would like to see how to turn off your sprinklers, come by the clubhouse. We will then go to a nearby neighbor's house to perform the demonstration. See you there.