

Village Voice



Extreme Drought Information

Due to extreme drought conditions statewide, Utah Governor Spencer Cox, has asked that all Utahns reduce lawn watering to 2 days a week, or the equivalent of the same, depending on the respective sprinkling system capacity. Best practice is to prioritize plants, shrubs & trees, then grass. We also suggest cutting grass less often and raising the mower blades for a higher cut. This method of cutting grass helps the grass retain moisture longer and grow deeper roots.

You can expect grass to be dry and turn yellow. Grass will turn yellow when it goes dormant so it can conserve energy. Actual dead grass is typically pale or gray with weak roots. Please be patient. You may not be able to get it green again until the drought is over. It will take a good amount of water to bring grass back from dormancy, but it does come back. We are adhering to all required mandates, and we will enforce the watering guidelines and restrictions accordingly. Note that any persons not following the water restrictions and Property Use Rules could/will be subject to fines, sanctions, and/or other penalties.

****ADDITIONALLY** - Many cities have already banned fireworks. ALL M&M Management - managed properties, whether managed communities, individual homes or rentals are restricted from lighting personal fireworks during this dry season. This includes all dates around July 4th and July 24th and whatever other STATE STATUTE or Municipal Ordinance dictates. We are adhering to all required mandates, and we will enforce the**

restrictions accordingly. Note that any persons not following the fireworks restrictions and Property Use Rules could/will be subject to fines, sanctions and/or other penalties.

Feel free to contact our office with any questions, clarifications, updates and/or concerns, Dave & Jordan, (801) 566-1411.

Thank you for your cooperation and we hope to get through this drought without incident.

David E. Matheson,
M&M Management

Message From the President

As the board member responsible for the landscaping in our HOA, I would like to review our contract with Bee Green Landscaping Inc. Their contract requires them to:

- 1) Weekly mow, power edge, air blow, pick up all the trash and remove all lawn trimmings.
- 2) Weed all common areas and front yard residential flower and shrub beds on a regular basis. 3) Trim front yard shrubs and bushes as necessary.
- 4) Apply a pre-emergent in the spring and fertilizer four times per year.
- 5) Perform a general cleanup in the spring and another in the late fall.
- 6) Turn off and blow out the sprinkler system in the fall, turn it on in the spring and check all zones, valves and sprinkler heads for correct operation.
- 7) Repair and maintain our sprinkler system which is an additional charge for labor, parts and materials.
- 8) During the winter remove the snow after accumulating 2". Salt and ice melt are an additional charge.

Bee Green does not trim trees above 8', nor repair the lawns that are suffering from necrotic ring. I am still unaware of any cure for this dreaded fungus. As you know, each resident is responsible for the necrotic ring in their yard. I have tried Ring to Green and the results are less than favorable. Several residents have also tried or are currently trying something to remedy. If anyone comes forward with a treatment to eradicate, I will pass on.

As you walk around your yard and see leaking water, dry spots or anything else amiss, please do not assume the workers mowing or trimming your yard will pass that along to someone else to remedy; they are focused on their responsibility. Please notify me or Terry Luettinger so we can coordinate any issues with our landscape vendor.

We have a beautiful community in a spectacular location and by working together we can maintain it. Thanks for all your concern and help.

Ron Robbins

Pool Information

After the horrible year of 2020, it is nice to see things starting to get back to normal. As you are probably aware, the Utah Department of Health and Salt Lake County have removed many of the restrictions imposed to combat the spread of COVID-19. As a result, The Board decided it is now safe to reopen the pool and clubhouse. The pool is now open and the clubhouse can now be reserved. Each household should have received an abbreviated copy of the rules and guidelines for use of the pool. Copies were distributed by email and hand delivery. However, the rules and guidelines are included below:

As a homeowner, resident or tenant please be familiar with these rules and guidelines and make sure that each of your guests understands and follows them.

Pool and Spa

- ALL guests must be accompanied by the VOG homeowner.
- Homeowner is responsible for the conduct of their guests.
- Homeowner may have 8 swimmers in the pool or spa.
- No food is allowed in pool area. (We have rats nearby.)
- No glass, alcohol or smoking are allowed in or around the pool or pool deck area.
- All children must be toilet trained to use the pool. **No diapers or swim diapers are allowed.**
- Be safe. No diving, cannon balls or running are permitted.
- Spa may be used for those ages **five** and older.

Pool Hours (including holidays)

- 8:00 am-11:00 am-**Adult homeowners ONLY**
- 11:00 am-6:00 pm-Homeowners and guests, including children
- 6:00pm-9:30pm-Adult homeowners and adults guests (18+)
- **Wednesday is children guest day from 11am-8pm.**

We live in a wonderful community. Please respectfully follow these guidelines for a wonderful and safe summer at the pool!

Pool is scheduled to be open through Labor Day weekend.

For a complete list of all rules/guidelines please visit yoghoa.com under community documents.

Please remember, users are responsible for all injuries and damages that occur from their use of the pool and spa.

A Special Thanks

After a year of being closed, the pool is now open. It would not have happened without a community effort lead by Debbie and Gary Gardner. Debbie and Gary spent hours working with Nautica Pools to ensure that the pool and pool areas are clean, safe and comfortable to use. A year of neglect, with the accompanying dust, dirt, ware and tear, required a monumental effort on their part. We also need to thank Bob and Janet Capito. They spent hours power washing and cleaning the pool area and furniture. They eliminated a years worth of dust and scum. The furniture looks new once again.

Insurance Questions

Several homeowners have raised questions about insurance coverage and what is necessary to protect their property. Specifically, there are questions regarding coverage maintained by the HOA and the type of coverage that home owners should separately maintain. On February 5, 2021, each home owner received a letter from M&M Management outlining the individual insurance assessment for 2021/2022. Attached to the letter is a summary of the association's insurance policies prepared by SentryWest. Please review the summary since it provides a more detailed explanation of the coverages maintained by the HOA.

The association maintains a master policy of Property and General Liability Insurance with American Alternative Insurance/CAU. The policy limit for property damage is the Guaranteed Replacement Cost and covers damages from fire, lightning, windstorm, hail, explosion, riot, aircraft and vehicle damage, smoke, vandalism, falling objects, weight of ice and snow, sudden and accidental discharge of water or overflow from plumbing or appliances and frozen pipes inside a home.

The policy does not, however, cover ware and tear, or damage from outside surface water penetrating a residence. For example, it does not cover damage from sprinkling systems or other sources of water outside the physical building unit. The policy does not cover damage from insects or animals. Further there is no coverage for damage caused by settling of a unit or cracking of foundations or walls. It is also important to understand, that the policy excludes damages caused by repeated leaking of appliances or plumbing systems, including toilets, tubs sinks, etc.

The master policy has a \$25,000 deductible for each occurrence. Payment of the deductible is the responsibility of the owner when a loss occurs. In other words, if a loss occurs to a unit in the HOA, the homeowner is responsible for the first \$25,000. Losses above \$25,000 are covered by the associations master policy. Therefore, each owner is encouraged to obtain a Homeowners Form 6 policy covering the first \$25,000 of loss to the homeowner's unit.

The master policy does not cover personal property inside the owner's unit. Each individual owner is responsible to maintain a unit owners insurance policy that covers all personal property contained in the unit, as well as personal liability coverage.

In addition to property damage insurance, the association maintains Liability Insurance with a limit of \$6 million and Director and Officer Liability Insurance with a \$6 million limit. Finally, the association maintains Earthquake Insurance for the HOA. The coverage limit was recently increased to \$30 million. The Earthquake policy has a 10% deductible applicable to each building damaged by an Earthquake.

If there are addition questions regarding insurance or filing claims against insurance policies, please contact a Board Member. The Board also encourages each homeowners to contact their insurance agent to discuss the insurance coverages that best meet their needs.

Community Profile

Eric and Jamie Russell

Eric and Jamie Russell purchased their home on Spyglass Hill Dr. in August of 2020 and have enjoyed living in the Village on the Green since the day they moved in. Prior to moving to Draper, the couple was living in Downtown Salt Lake City, enjoying all that the city had to offer as well as the ease of access to an International Airport. Then in 2020 things changed, travel stopped and working from home became the norm. The walls of a high-rise condo close in when two people need to both be on Zoom. Jamie and Eric are professors at Utah Valley University; academia is a second career for both of them. Jamie is with the Department of Nursing and continues to serve PRN with a Cardiac Procedure Recovery Unit. Eric is with the Department of Emergency Services, his teaching, and writings focuses on homeland security issues. Eric is a retired captain from the DoD/USAF F&ES. They both appreciate the opportunity to live in the VOG community, the proximity to mountain trails, and the aesthetics of corner canyon.



Hugh and Michelle Hall

Hi, we are the Hall's, Hugh and Michelle. Hugh was born and raised in California, Michelle grew up in Ogden, Utah. We met at BYU and when Hugh accepted a job in San Jose, we made it our home. We have three sons who are married and have brought us 8 granddaughters. Hugh retired as a Corporate Tax Partner, specializing in high tech, with PwC (PriceWaterhouseCoopers) and loves retirement. Michelle continues to sew and sew and sew. Since two of our sons and their families and both of our mothers live in Utah, we bought this home two years ago to be close to family. We weren't quite ready to leave San Jose, so we went back and forth. In March 2020 we had come to Utah for a one week trip and with the pandemic restrictions we ended up staying for 9 months. We decided that we liked living so close to family and sold our home in San Jose. So, as of February 2021, we are permanent Utah residents with Utah licenses and Utah license plates on our cars. We love to travel to Hawaii and Lake Tahoe as well as traveling to learn about people, places and history. We are thoroughly enjoying Village on the Green and look forward to meeting each of you.



Board of Directors and Committees

BOARD OF DIRECTORS

2023	Ron Robbins	801-523-1263
2023	Debbie Gardner	801-503-2115
2022	Jerry Oldroyd	801-560-3387
2022	Susan Callister	801-541-7388
2022	Kent Labrum	385-414-2568

OFFICERS

President	Ron Robbins	801-523-1263
Vice President	Cheryl Droz	801-619-2111
Secretary	Francine Sauls	801-703-5039
Treasurer	Roger Robinson	801-633-5885

FINANCE

Chairperson

Member	Kerry Price	801-561-0167
Member	John Weisser	616-485-9523
Dir. Rep.	Kent Labrum	385-414-2568

ARCHITECTURAL AND LANDSCAPING

Chairperson	Terry Luettinger	703-395-8625
Lighting Spec.	Todd Hyer	801-553-0931
Dir. Rep.	Ron Robbins	801-523-1263

COMMUNICATIONS AND NEWSLETTER

Chairperson

Web Master	LaRayne Day	801-891-0971
Dir. Rep.	Jerry Oldroyd	801-560-3387

SOCIAL AND WELCOMING

Chairperson

Flower Fund	Marie Lawson	801-572-2264
Flower Asst.	Lori Finlayson	801-537-8887
Dir. Rep.	Susan Callister	801-541-7388

CLUBHOUSE AND POOL

Chairperson	Gary Gardner	801-523-9600
Member	Kent and Carol Labrum	385-414-2568
Member	Julie and Kerris Koplin	801-455-8568
Member	Bob and Connie Norton	801-588-0111
Member	Bill Aldrich	801-545-0675
Member	Ned and Susan Callister	801-61900725
Member	Mark and Debbie Powell	801-631-2565
Dir. Rep.	Debbie Gardner	801-631-2565

Clubhouse Chair/Reservations

	Carol Labrum	385-321-0079
Dir. Rep.	Debbie Gardner	801-503-2115
Property Mgr	Dave Matheson	801-566-1411