



Cotton Manor HOA

July'09

www.cottonmanor.com

Managed by Paul Properties, 1224 S. River Road #205, St. George, UT 84790 (435)674-3444 email: paulpro@lansource.net

Special Interest Articles

- Rain gutters
- Swimming Pool
- Rules

Board Members

PUD's

Shawn Warner

John Page

Steve Bingham

Lynn Burbidge

Sarah Goodman

CONDO'S

Kathy Griffin

Kirk Ehlers

Kelly Hunt

*If you are interested in joining the Condo's board please contact Paul Properties

*If you have any questions or concerns please call or email Paul Properties.

*The board meets monthly usually the 4th Monday of the month.

*Check out www.cottonmanor.com or the latest updates

Maintenance Updates

RAIN GUTTERS-Have been installed in Phase 7 where there have been drainage issues on one side of the home. Homeowners that already installed a rain gutter in phase 7 may apply for a credit to be applied to their HOA dues by submitting a receipt to show proof that they had a rain gutter installed and receive up to \$80.00 credit. Homeowners will have up to 30 days from the date of this newsletter to apply for credit. **POOL**-The work on

the pool is complete and looks awesome. The pool has been replastered, drains split, refilled and meets federal and local requirements. No more algae, cut feet or gross pool! Just a reminder, to please clean up after your self at the pool. No food or drinks/alcohol is allowed in the pool area. No smoking on or around the pool and tennis courts. No child in diapers is permitted to enter the pool unless he/she is properly fitted

with a swim diaper. When entering and leaving the pool please be sure the gate closes completely as we would not want a child to wander into the pool area and possibly drown. When at the pool please hang your pool key on the board so we know what homeowners are in the pool. **WATER MAIN LEAK**-In phase 1 & 2 in the road there was a leak on Sunday 6/7 which was repaired and the road has since been repaired.

Rules & Regulations

PARKING-Another reminder that parking is not allowed on the roads. Please have your driveways available for your guests/visitors to park or have them park at guest parking which is located at the pool and tennis courts. We know and understand the inconvenience this may cause but is a safety concern and in the case of an emergency. Parking by the pool and tennis court is not for long term storage of inoperable, unregistered, or

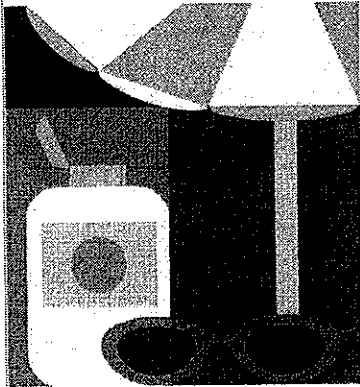
unused vehicles or equipment. **PETS**-Just a reminder that pets are not allowed to run loose on the limited common areas and common areas. Pets need to be kept on a leash when outside and cleaned up after immediately. Pets are not allowed in the pool area or any lawn area that a sign is posted. **In Phase 1 & 2 of Cotton Manor Condos (2 story buildings & gray condos) PETS ARE NOT ALLOWED.*** See Condo Declaration section 27 item

b. page 12.-**PLAYGROUND EQUIPMENT**-Please reminds your children to not litter and dispose of trash properly. We are seeing a lot of litter by the play ground equipment, guest parking and the lawn area by the pool. There is a dumpster at guest parking they can put their trash in. Also, the berries from the trees are being thrown on the playground equipment and making a sticky mess. Please do not allow your children to pick the berries.

Landscaping

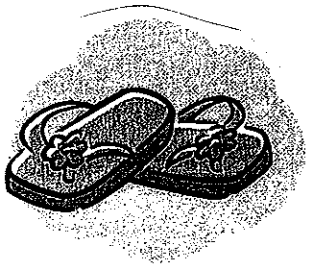
ROCKS-Please do not allow your children or pets to play in the rocks. We are seeing a lot of rocks in the road and on the tennis courts. This is an extra expense the association has to pay to have the rocks put back, swept and/or replaced. **SPRINKLER TIMERS**-Please do not touch or adjust the sprinkler timers, sprinklers and sprinkler valves. Only the groundskeeper maintains these. On the PUD homes in Phase's 5-7 can the homeowner adjust setting C for their backyard. The homeowner will be held responsible for any damage to the landscaping. If you have concerns that areas are not getting watered or overwatered please contact Paul Properties and they will notify the landscaper. **PARKING**-Please do not park on the lawn or on the rocks as it damages the landscaping, but it could also cause possible damage to the sprinklers. **BACKYARDS**-Homes in the PUD's should have their backyards landscaped and were required within 6 months of closing on their home. If you have not finished please contact Paul Properties as fines will be assessed. Lawn is

not required and can be xeriscape. Submit your plans to Paul Properties to have approved by the Architectural Committee. **BACKYARDS/SIDEYARDS**-Just a reminder it is the homeowners responsibility to maintain the back yards. Such as mowing your lawn, weeding & etc. Please remember debris on the side of your home should not be seen from the road and needs to be kept in the back yard or garage.



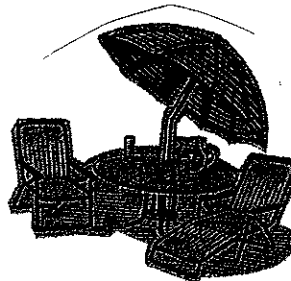
Pool Safety & etc.

- NO DIVING
- DO NOT PLAY WITH LIFE SAVING EQUIPMENT
- NO RUNNING
- WEAR SUNSCREEN
- PLEASE REMIND YOUR CHILDREN TO NOT USE THE POOL AS A TOILET
- HAVE FUN & BE SAFE
- BE CONSIDERATE OF OTHER GUESTS USING THE POOL



Patio Chairs & Loungers

The Association has bought new patio furniture down at the pool. Most exciting as what we had was not very nice and was quite worn out. Please be considerate and do not abuse the new furniture.



Reserve Study

The board is working on getting a Reserve Data Analysis which will help determine a schedule for maintenance around the complex such as road repairs, tennis courts, swimming pool & etc and allow us to know how much to budget for these projects and to be able to have enough money in the reserves that we won't have to asses homeowners for these projects. Until we get the study completed we will not be doing any major projects

