

THE MANOR

The Newsletter for Cotton Manor

July 2008

www.cottonmanor.com

FRIST ANNUAL COTTONMANOR POOL PARTY

September 13 2008 note details to come.....

Website: Our website is still a work in progress. When we have it fully up and going, it will have information that will assist our residences and owners to keep up with what is going on in the complex.

Information you may need:

Our management company

Paul Properties Inc
124 S. River Rd #205
St. George Utah 84770
paulpro@lansource.net
435 674 3444

Harrison Towing & Repair
375 N. Park St
St. George Utah 84770
435 680 2837

WATER

If you see brown spots in our lawn, sprinklers that are not working right, water running down the road, please email or call Paul Properties ASAP to let them know where the problems are. They will call the grounds keeper.

SWIMMING POOL AND TENNIS COURTS

The gates on the pool and courts should swing shut and lock by them self. We are still having problem with the gates on the courts and pool, and are trying to resolve the problem. We have had reports that they have been propped open. **PLEASE DO NOT PROP GATES OPEN.** We are open to liability issues as well as safety issues when this is done. **Please inform your children of this information**

We are having the pool maintenance in 5 times a week as required by the State Health Department. We are still working on the upgrade to the vacuum switch and the drain system to meet federal law.

The bottom and sides of the pool need to be refinished. The pool needs to be drained to have this done. We will get bids and get it done when we close the pool for winter.

A new awning will be installed at the pool in the next 3 weeks it will be great

The new nets have been installed on the tennis courts. **The courts are designed for playing tennis; any other activities should take place elsewhere. Please inform your children of this information.**

MAIL BOX LIGHTING

The bid for installing light around the mail boxes were around \$5,000.00 each the Board has put this on list of things to do but it will be low on list

PETS

There has been a great improvement on responsible pet ownership. Thank you.

The CC&R's forbid pets in Phase I (Condos and gray, attached townhomes) except for those grandfathered in.

St. George City ordinances are to be followed.

Please keep your pets out of the "POSTED AREA", and pick up after them in other places.

STREETS AND PARKING

24 hour parking on streets is not permitted. You may be at risk of being towed if you choose to park.

Please do not park on the landscaping. It is common property and it does not belong to you. Please be courteous to the rest of the owners.

LANDSCAPING

Contact in writing Paul Properties to report dead and missing trees or bushes, and trees or bushes that need trimming

Phase 7

The PUD Board has extended to September 30 2008. The requirement that back yards and the rear part of side yards be landscaped. The CC&R's required this to be done six months from closing. Please understand that ownership of private property ends at your house foundation and you are landscaping common property, and that landscaping needs to be approved. Please contact Paul Properties for approval.

CAPTIAL IMPROVEMENT PROJECTS

The bids came in for phase 1 Capital Improvement Project, they were over \$300,000.00 needless to say the association does not have the funds to move forward with the program.

The board has decided to tackle phase 1 Capital Improvement Project a piece at a time.

We will start by sealing up the leaks around windows and gutters

The next project will be to get the watering away from the buildings you will see lawn and bushes moved

We are still working on the phase 7 drainage problems