

THE MANOR

The Newsletter for Cotton Manor

June 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 are trying to resolve the problem. The gates on the pool work. 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 new nets have not come in for the tennis courts. **The courts are designed for playing tennis; any other activities should take place elsewhere. Please inform your children of this information.**

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

The streets were cleaned in May again.

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

In most cases private ownership in our complex ends at the foundation of the home.

All other property belongs to all of the owners in common.

The CC&R's spell out what can and can not be done to the common areas of the complex, we would encourage all owner to become familiar with the CC&R's, and they are posted on our web site.

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

We are still waiting bids for Phase I upgrade and the runoff issues in Phase 7