

Welcome...

What a beautiful spring we are enjoying! We hope you are enjoying it as much as the HOA and SHH staffs are. With that said, the balance of this newsletter addresses some new and ongoing issues. By the way, the first resident to call in to Betty (674-2900) indicating that they have read the newsletter, will get a gift certificate to Scaldoni's Restaurant!

CC&R and City Law Compliance...

It has come to our attention that a few guests and/or homeowners are "out of compliance" with regards to our CC&Rs and even city ordinances! We have contacted the city and our security company to provide extra support, which basically means that tickets with fines will be issued.

ATVs: Any unlicensed motor vehicle – of any type or design – and/or unlicensed operator is breaking the law by driving on any Sunbrook street. (**Utah Code and Constitution, 41-22-10-3**). *If you witness any infraction, please call St. George Police Dept (627-4301), or, you can contact All American Security at: 435-586-0110, or Sun Hill Homes at: 628-4681.*

Rental / Lease Agreements: By contract, all Sunbrook residents have agreed to NOT rent or lease their property for less than 1 year. We have found two violations this past year – both have been rectified at a

significant cost to the property owner. If anyone suspects that a property is being rented with an agreement less than 12 months, please contact our offices immediately.

Single Family Dwellings:

Actually means that only one family can inhabit the property. This is covered in city ordinance: **Title 10 Chapter 2-2-1.**

Trespassing: We have experienced a significant amount of traffic in the "undeveloped" parts of Sunbrook. This creates a significant potential for liability for the developer *and* the HOA. So to protect the HOA, the HOA will be paying for additional security. HOA is currently compiling a schedule of fines and restitution from offenders. *If you witness any trespassing, please call St. George Police Dept (627-4301), or, you can contact All American Security at: 435-586-0110, or Sun Hill Homes at: 628-4681.*

Use of Amenities: Details for refining internal rules/ordinances and their associated fine structures are being prepared. However, the HOA will enforce a strict "no-toilet-trained = no entrance to the swimming pool" regulation. Due to the outbreak of Cryptosporidium in public pools, we are forced to limit our exposure for the benefit of the association. Be aware that at least on weekends and holidays you and your guests will be checked for proper proof that in fact you are a resident and/or responsible (over 18) guest. Also, the following is not allowed in or around the pool area, including hot tub: smoking, alcohol, food, glass, pets and unsupervised children

(under 14 years of age). Additionally, children under the age of 5 and pregnant women are not permitted in the hot tub.

The majority of these issues... were addressed in the recent annual HOA meeting. Details are being finalized with the current HOA Advisory Committee and legal representation.

Quote of the Month: "...how delighted and satisfied we are with our decision to relocate here from SLC and to have purchased our permanent residence from the Sunbrook organization..." Letter to Sun Hill Homes, LC and Sunmark Capital from new Canyon View residents Mr. and Mrs. Corriveau.

Betty's Buzz

Now for some "fun" news...

Sunbrook Center: The pool table has been recovered and leveled. Do not allow younger children to play with this equipment. Also, the Lending Library has been moved downstairs. More bookcases have been added to accommodate the increased books that have been donated to this amenity. To accommodate the Lending Library, the Quilting Room has been moved upstairs (next to the stairway).

Lawn Bowling: As discussed in the annual meeting, the lawn bowling green will not be maintained by either Sun Hill Homes or the HOA. The maintenance costs were exorbitant for the amount of use by our residents and did not justify keeping this activity. Signs will be replaced as

the lawn becomes available for other recreational uses. The current plan is to eventually build tennis courts on the area and the existing tennis court will be remodeled into pickle ball courts!

Potluck Dinners: The next potluck dinner will be held Wednesday, May 28 at 6:00 pm. Bring your favorite dish and happy smiles!

Water Aerobics: This activity is not just for women! We have a couple of gentlemen in the class... They seem to enjoy themselves as much as the ladies. Please come and join us on Mon., Wed, and Fri at 9:00 am!

Communications

We are trying to simplify our communications between the HOA, Sun Hill Homes, and the residents...it has been proposed that we send out the newsletter via email or post it on the website. Please send us an email authorizing us to use this more efficient form of communications. Send to:

nadia@sunbrook.com

Landscape Low-Down

Hansen's Landscaping (674-2325) has provided the following information: *Dear Sunbrook Home owners: We are pleased to be servicing all of you and we hope you are noticing an improvement in the care of your landscaping. You can expect that we will continue to keep exceptional care of your grounds throughout the summer months. We are in the Sunbrook area five days a week and are on a constant look-out for any landscaping issues that may arise, even during your absence if you are "part-time." However, communication is key so please do not hesitate to call our office at 435-674-2325 with any questions or concerns you may have in between the times that*

we are at your property. Until next time, try to keep cool this summer and we thank you for choosing Hansen's.

Community Services

Recycling: Newspaper recycling is found at the Wal-Mart in Bloomington, Lin's Market (Sunset), and Arrowhead Elementary. Plastic bag recycling is at Albertson's (Sunset).

Blood Donations: American Red Cross 800-GIVE LIFE, 358 W. St George Blvd.

RSVP/Volunteer Center of Washington County: 674-5757

Suggestions, input, questions, and observations for this publication: please contact Nadia at 628-4681 or at nadia@sunbrook.com

We are happy to announce that now every Sunbrook subdivision has its representation in the HOA Advisory Committee. If you have any concerns or requests, please contact your representative:

Bellsera

Brian Heuer, MANDBHEUER@aol.com

Bridgewater

Stan Jones, stanpatent@msn.com

Canyon View

Gordon Jones, gordonjones@ifox.com

Crescent Pointe

Dean Hubert, dkhubert2000@yahoo.com

Dolce Vista

Sue Hackett, sapphsue@aol.com

French Quarter

Karl Richter, harleeguy10@aol.com

Santa Maria

Donna MacDonald

Macdonald384@msn.com

Woodlands

Claude Smith, casmith16@msn.com

Sunbrook Communities express their gratitude to everybody serving on the Advisory Board for their willingness to participate in the life of the community.

SUNBROOK COMMUNITY ACTIVITIES			
What	When	Where	Contact
Bridge	To be announced	To be announced	Darlene Wells 628-4655
Ping Pong for Fun	Tuesdays, 2:00 pm	Sunbrook Center	Betty Lamb 632-6512
Tennis Lessons		Recreation Center	Diane 705-4167
Lending Library	Monday thru Friday 9:00 am to 5:00 pm	Sunbrook Center (upper level)	Betty Lamb 632-6512
Golf Friends	Do you need someone to golf with?		Tom Rhoads 986-3877
Dominoes, Mexican Train and Potluck	2 nd Wed each month 12:30 pm	Sunbrook Center	Linda Jeffrey 652-2091
Square Dancing Practice	Mondays, 7:00 pm except Jun, Jul, Aug, and Nov	Sunbrook Center	Dave & Lois Cernic 674-0019
Neighborhood Potluck	Last Wed, 6:00 pm except Jun, Jul, Aug, and Nov	Sunbrook Center	Susan Wright 688-8894
Yoga	Mondays, 3:00 pm	Sunbrook Center	Betty Lamb 632-6512
Senior Excursions	as scheduled	as scheduled	travel@sunrivertoday.com