

## Welcome...

Can the weather get any warmer? Triple-digit temperatures, air conditioners running at full capacity and quadruple the consumption of ice... The best way to avoid the heat is to stay indoors where it is air-conditioned. If you have to be out in the sun, don't forget your SUNBLOCK to protect your skin, and drink plenty of WATER and/or fruit JUICE. Don't eat heavy meals, eat lighter ones, and avoid cream and caffeine. Remember, slow down and relax! Fall is just around the corner...

### Resident Referral Program

Sun Hill Homes is still offering the Resident Referral Program to any Sunbrook resident...call Ken for details at 674-2900.

## Developments

By fall landscape projects will be completed on the back slope of Bellsera and Bella Terrazza. This will add to the beauty of the Sunbrook development!

## CC&Rs

We have received many requests to clarify the landscaping rules. Generally, the questions focus on "Is it allowed to add trees or vegetation of any kind to landscape installed during initial construction?" The Second Amendment of and Restatement of The Master Declaration of Covenants, conditions and Restrictions of Sunbrook Communities states the following:

**Section 9.8 - Planting and Gardening** - *No planting or gardening shall be done, and no fences, hedges, or walls shall be erected or maintained upon any property except such as are installed in accordance with the initial construction of the buildings located thereon or as approved by the Architectural Control Committee.*

**Section 11.3 - Restrictions** - *All Golf Course Units shall be landscaped and maintained in accordance with the rules and regulations established by the Declarant, any sub association, or the Architectural Control Committee. Such landscaping shall not be modified without prior approval of the ACC which ACC shall determine that such modification will not interfere with the view from neighboring property or other Golf Course Units.*

**Section 11.3, paragraph (a)**, refers to "...the purpose of preserving the views of the Golf Course from all adjoining properties."

**If you are not in compliance with the aforementioned regulations, please comply immediately.**

## Security

All American Security will be patrolling Sunbrook in general and Recreation Center in particular on holiday weekends. Security Officers are authorized to verify if a person's presence in the Rec Center is legitimate. Individuals who are neither Sunbrook homeowners nor guests of Sunbrook homeowners will be asked to leave the

premises. If you suspect that people are neither owners nor legitimate guests, please call **American Security: 1-435-586-0110** (Cedar City phone number). HOA Representatives (volunteers) will be helping with observation and enforcement of the swimming pool rules (see the next section). We appreciate everyone's cooperation with this.

Sun Hill Homes has initiated additional actions to secure the development. Rock berms, gates, fencing and signage has been installed to alleviate ATV damage. If you see ATV activity within the development and open space, please contact SHH's office, American Security and/or the St George Police Department

## Betty's Buzz

I'm still here! I am spending most of my time at the front desk of Sales Office. You can reach me at 632-6512 or 674-2900.

**Potluck dinners:** We will no longer distribute flyers or email notifications of this event. Potlucks are scheduled for last Wednesday of each month, except for November and December, when it is in conflict with Holiday Season. Call Susan Wright at 688-8894 or Betty at 632-6512 for food assignments. Mark your calendars, and plan to meet us there at 6:00 pm every last Wednesday of the month. This month it will be on July 30.

**Lending Library:** The library at the Sunbrook Center (downstairs) is a great and relaxing area for the Homeowners. We hope you take time to sit and enjoy the

atmosphere that is provided for you. Monday through Thursday from 9:00 am until 5:00 pm is the best time to find the library door open. Our weekends are usually busy with weddings and events, so during those times we need to protect the library from "outside" visitors. If you find the door locked please call Betty at 632-6512.

**Rec Center:** Anyone who wants to reserve the Picnic Area will need to schedule and sign an agreement (similar to the Sunbrook Center). Call Betty or come into the Sales Office during working hours.

**RULES:** The following is a summary of the Rec Center and swimming pool rules.

- Use of the Rec Center is for homeowners who pay the annual fee and guests visiting those homeowners
- Each owner has access by means of a swipe card. Owners are responsible for use and control of their cards
- Rec Center (and pool) hours are 6:00 am to 11:00 pm
- Inside pool use is restricted to ages 18 and older from 6:00 am to 10:30 am
- No one under 14 shall use the facility without continuous supervision by a responsible adult over the age of 20
- No pets allowed
- Children under 3 must wear swim diapers and swim rubber pants
- No children under 5 permitted in the hot tub
- Homeowner is responsible for any damage caused by owner or guests of the owner
- No boisterous conduct, including running, horseplay, or abusive language
- No diving
- No food or glassware permitted in pool areas
- No alcohol or tobacco products permitted
- Use of audio equipment permitted only at a low

volume or when used with a headphone

- Rafts, balls, noodles, large tubes and large floating toys not permitted when others are using the pool

## Community Services

**Recycling:** Newspaper recycling is found at the Wal-Mart in Bloomington. Plastic bag recycling is at Albertson's (Sunset). Lin's Market (Sunset) now recycles paper, phone books, plastic containers, aluminum & metal cans.

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

**RSVP/Volunteer Center of Washington County:** 674-5757

## HOA Committee

We regret to announce that Mr. Claude Smith, Woodlands' representative in the HOA Advisory Committee, has resigned. Thank you Claude for your service.

We encourage residents of the Woodlands to volunteer and fill in. Residents of other subdivisions: if you have any concerns or requests, please contact your representative via the following email addresses:

**Bellsera**

Brian Heuer, [MANDBHEUER@aol.com](mailto:MANDBHEUER@aol.com)

**Bridgewater**

Stan Jones, [stanpatent@msn.com](mailto:stanpatent@msn.com)

**Canyon View**

Gordon Jones, [gordonjones@ifox.com](mailto:gordonjones@ifox.com)

**Crescent Pointe**

Dean Hubert, [dkhubert2000@yahoo.com](mailto:dkhubert2000@yahoo.com)

**Dolce Vista**

Sue Hackett, [sapphsue@aol.com](mailto:sapphsue@aol.com)

**French Quarter**

Karl Richter, [harleeguy10@aol.com](mailto:harleeguy10@aol.com)

**Santa Maria**

Donna MacDonald  
[Macdonald384@msn.com](mailto:Macdonald384@msn.com)

**Woodlands To be filled**

Sunbrook Communities express their gratitude to everyone serving on the Advisory Board for their willingness to participate in improving the community.

*Suggestions, input and questions for this publication: please contact Nadia at 628-4681 or at [nadia@sunbrook.com](mailto:nadia@sunbrook.com)*

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 (lower level)	Betty Lamb 632-6512
Golf Friends	Do you need someone to golf with?		Tom Rhoads 986-3877
Dominoes, Mexican Train and Potluck	2 <sup>nd</sup> 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 Nov. & Dec.	Sunbrook Center	Susan Wright 688-8894
Yoga	Mondays, 3:00 pm	Sunbrook Center	Betty Lamb 632-6512