

**JUNE**

**Cobblestone at Spring Creek**  
**445 N. Pine Grove Lane**  
**Providence, UT 84332**

OFFICE HOURS:  
**Tues and Thurs – Noon – 3pm**

OFFICE PHONE:  
(435) 753-9673

WEBSITE:  
<http://cobblestoneatspringcreek.org>

EMAIL:  
[cobblestonehome@comcast.net](mailto:cobblestonehome@comcast.net)

Contact Information:

**Vicki Holmgren**

801-792-8625

**Joan Cooper**

435-881-8861

**David Saunders**

435-890-8819

**Nate Nydegger**

**Doris Seria**

*Management Committee*

*Meetings are on the first*

*Monday of each month at 6p.m.*

*Homeowners Invited.*

GENERAL MEMBERS MEETING

Our Annual General Members Meeting was held on May 26, 2022. Voting was conducted and Nate Nydegger and Doris Seria were elected to positions on the Management Committee. We welcome them on the new Management Committee! We owe a big thank you to Margaret Purser who has served many years on the Management Committee and she has done such great service with her focus on landscaping and beautifying our neighborhood! We also owe a big thank you to Tom Humpherys who has served the past year as an appointee for John Parker. He has spent many hours working on the east storm drain and various other projects throughout Cobblestone at Spring Creek. THANK YOU!

The Management Committee consists of Vicki Holmgren, Dave Saunders, Joan Cooper, Doris Seria, and Nate Nydegger.

The New Management Committee will be meeting at 6 p.m. on the first Monday of the month, unless otherwise published. Please note the time change.

Thank you to all those members who attended the meeting and participated in the proceedings.

THANK YOU!

Thank you to Anne Pacific for serving many years as the librarian for Cobblestone at Spring Creek. She has had a huge impact on organizing and maintaining our library, all on a volunteer basis. We can't thank her enough for her service. We are looking for another volunteer to serve as the librarian. Please contact the office or a member of the Management Committee if you are interested.

PRELIMINARY CC&R's

Changes to our CC&R's were proposed in our General Meeting. We need to update our CC&R's to meet new Utah HOA regulations and to comply with laws passed since our founding in 2002. Preliminary copies of the proposed changes are available in the clubhouse lobby and we invite all residents to carefully read and send any comments to [cobblestonehome@comcast.net](mailto:cobblestonehome@comcast.net). We would like our comment period to end on July 1, so we can continue to finalize the CC&R's for a vote. Votes by 67% of the community 51% of the 1<sup>st</sup> lien holder's are needed to ratify the new CC&R's. This vote will take place when the CC&R's are finalized.

RULES AND REGULATIONS

All residents should have a Rules and Regulations Resident Manual. This is often referred to as the "Blue Book". These rules further explain the policies of Cobblestone at Spring Creek Homeowners Association. We will be publishing parts of this book in upcoming Newsletters. Please familiarize yourself with these policies. Communities such as ours benefit from residents who are conscientious and comply with the policies. Please inform your guests of the rules also. Please see the back of this Newsletter for three sections we would like to focus on this month: Parking, Pets, and Clubhouse Rules.

GAZEBO AND PLAYGROUND LITTER  
PET DROPPINGS BEHIND CLUBHOUSE

Litter around the playground and gazebo behind the clubhouse area is increasing. Please clean up all your litter and check the area after children use it.

Pet droppings behind the clubhouse are also increasing. These areas (even in the pine forest) are common areas and are subject to the rules and regulations which require that all pet droppings be picked up immediately. Please be a responsible pet owner. Any pet droppings in common areas, INCLUDING FROM YOUR OWN DOG IN YOUR OWN FRONT YARD, should be picked up immediately. Jason Dattage cannot mow over droppings. See our pet policy being sent with this newsletter.

## 5. Automobiles and Parking

1. Each separate and individual “residence” (household) is entitled to three (3) allocated parking spaces.
  - a. The double car garage counts as two (2) spaces, plus one outside parking space. (See attached diagram)
  - b. An exception to the “3” entitlements are the new Tuscany Townhomes **where residents are entitled to (2) allocated parking spaces**. In a two garage Tuscany Court Townhome both parking spaces are in the garage. If a one car Tuscany Court townhome one parking space is in the garage, and one parking place is assigned in the parking area north of the Clubhouse.
2. Residents are required to park in any one of their 3 allocated and assigned spaces as outlined above. Residents may not park in any Visitor Parking Spaces even with a Residents “Hang Tag” for any overnight parking.
- 3 Residents (households) with more than 3 vehicles may not utilize the “Visitors Parking Permit” to avoid the 3 parking space allocation rule.
4. Visitors are always welcome but residents with overnight visitors must:
  - a. Obtain a Visitors Parking Permit, (Salmon in color); complete the information and display the permit in the windshield of the visitor’s vehicle. These permits are available in the clubhouse foyer. Visitors with a Visitors Parking Permit may park in one of the stalls in one of the Visitors Parking lots.
5. The parking spaces directly in front of the Cobblestone Clubhouse (East) are reserved for temporary parking only; i.e. picking up the mail, using the clubhouse facilities, or attending a social function. Clubhouse parking spaces are not to be used for overnight parking by any residents or any visitors.
6. The CHO reserved the right to enforce these Automobile and Parking Regulations. Warning will be issued for any and all violations. Unheeded or repeat violations may result in fines and/or towing at the owner’s expense as outlined in the Cobblestone at Spring Creek Residents Manual & Rules and Regulations, Section 11, Rules Enforcement Policy, Page 16.
7. There shall be no parking of trailers, mobile homes, boats, snowmobiles, campers, busses, unsightly or other large non-personal vehicles in designated parking spaces or along Cobblestone at Spring Creek roadways.
8. No vehicle work, tune-ups, or oil changes may be performed other than in the owner’s garage. Oil or other residue must immediately be cleaned up and legally disposed of off the property. All work performed must be done in a manner that does not violate these rules or the CC&R’s. Violations include (but are not limited to) excessive noise, health hazard, or unsightly vehicles.
9. Vehicles that leak any fluids that damage the common area, that have flat tires or are otherwise inoperable may not be parked in the common areas. Any damages incurred will be the financial responsibility of the owner.
10. Resident vehicle parking, even if temporary, shall in no way obstruct or hinder the ability of other residents to operate their vehicles going into or out of their property.
11. Clubhouse parking stalls are to be used for temporary clubhouse use only. No overnight parking in the clubhouse stalls is allowed. If you have a large group visiting the clubhouse, overflow clubhouse parking should be directed to Gateway Drive.
12. The maximum speed limit in Cobblestone at Spring Creek is 15 MPH.
13. In addition to all other remedies provided in these rules, any vehicle in violation of these rules may be ticketed, booted, and/or towed away at the owner’s expense.

## 6. Clubhouse Rules and Policies

1. Pool hours of operation:

Exercise Time	9-10a.m.
Open Swim	10a.m.-10p.m.

2. The clubhouse is open to use by all residents during hours of operation. All guests must be accompanied by resident adult(s) when using the clubhouse. Children under the age of 18 years must be accompanied by a resident adult.

3. Key cards are the property of the HOA and should not be given to non-residents. Guest must be accompanied by a resident at all times.
4. **A resident adult must accompany all minors and guests at all times.**
5. The Clubhouse and all common areas are smoke and alcohol free.
6. The use of **Pool, Spa and Sauna** shall be limited to resident family members and small groups of guests. The pool is available to all residents during hours of operation. The pool cover must be opened by the maintenance staff. Swimming alone is not recommended. Pool safety is the responsibility of those using it.
7. **Swim diapers are mandatory for the little ones under the age of 3 regardless of whether they are “potty trained” or not.** If a substantial “potty” accident should happen, the pool must be evacuated and the management notified immediately. Failure to report a “potty” accident immediately may result in your key card to the pool being turned off and/or a fine.
8. Glass containers are not allowed in or around the pool room.
9. No radios or stereos are allowed in the building unless they are being used in conjunction with a private reservation activity in the Gathering Room.
10. Pets are not allowed in the Clubhouse at any time.
11. The use of the **Fitness Room** shall be limited to Resident family members and guests age 18 years or older. Again no radios are allowed in the Clubhouse. Exercise equipment should be wiped clean of all moisture after use. Personal exercise equipment should not be left in the fitness room. **Please be courteous and mindful of other residents. Please limit use of individual machines to a reasonable amount of time.**
12. Private reservation by non-residents is not allowed.
13. Questions or concerns should be addressed in written form and mailed to the Homeowners Association at 445 North Pine Grove Lane, Providence, Utah 84332.

## **7. Pets**

Subject to the requirements of the CC&R's, the following additional rules are adopted regarding pets that have received the written permission of the Cobblestone at Spring Creek Homeowners Association:

1. All pets shall be registered with the Cobblestone at Spring Creek Homeowners Association within 15 days of moving in or the pet's arrival at Cobblestone at Spring Creek. Pet owners will provide the Homeowners Association with the following: a description of the pet, the pet's name and a registration number in the case of all dogs. This registration may be dropped off at the clubhouse office or drop box. The information will be kept on file in case of an accident or a problem with the pet.
2. All dogs and cats must be walked on a leash and under the owners full control at all times.
3. The number of ordinary/non-exotic house pets excluding caged birds or those in a terrarium or aquarium shall not exceed four (4) per unit.
4. In the owners' absence, pets must be confined to individual units and not be left tied up in the common areas or roaming the grounds.
5. Pet owners are required at all times to monitor the activities of their pets so that such pets do not create a disturbance or constitute a nuisance to neighboring residents.
6. Residents are required to clean up promptly after their pet and ensure that animal waste does not litter the walks or the common areas or create an unsanitary, unsightly, or otherwise noxious situation. Owners shall not allow their pets to urinate or defecate on the grass.
7. Exotic and/or dangerous pets are strictly prohibited. **Aggressive or violent pets shall NOT be allowed. Such pets may be subject to removal by animal control officers.**
8. If a pet becomes a nuisance to other homeowners, the pet owner shall remove the pet from the development upon written notice of the management committee. Failure to remove the animal shall subject the owners to liquidated damages in the amount of \$50.00 per day.