

NORTH CANYON CONDOMINIUMS NEWSLETTER

MAY 2023

HOA BOARD MEMBERS

Jocelyn Soderstrom

President

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Greg McDavitt

Vice President

208-240-1122

Aaron Isom

Treasurer

801-836-7488

McKennah Thomas

Secretary

801-865-9312

Ernie Webb

435-703-3999

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PROPERTY MANAGERS

Corey Poole

801-375-6719 ext. 111

corey@tpmrents.com

Rich Wells

801-375-6719 ext. 115

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INSURANCE

Sentry West Insurance –

Lamond Woods

801-255-5000

lamond.woods@sentrywest.com

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AFTER HOURS MAINTENANCE EMERGENCY

On call contact will be provided
by calling:

Dear Owners and Residents,

We would like to express our gratitude for your patience and understanding as we diligently address the various issues within and around our building. The HOA board has been proactive in tackling these challenges as swiftly as possible. However, we must acknowledge that dealing with a building of this age presents its own complexities. Not all areas were updated during the restoration process, leaving us with several maintenance and replacement tasks yet to be completed. We have encountered unexpected hurdles along the way, making some processes more intricate than initially anticipated.

Plumbing Updates: Recent visits by two plumbers have shed light on the plumbing issues within our building. The first plumber was called in to repair a leak, while the second one inspected the growing pool in the garage. During the inspection, it was discovered that the garage drains were heavily clogged with debris, to the extent that some drains appeared to be debris pits. We have cleaned the drains up to the edge of the building; however, both the west and east drains seem to have blockages beyond that point. We suspect there may be broken pipes or potential gravel pits. If you have any knowledge about these drains or their history, kindly reach out to us with the information.

Paul Davis Restoration: We are making significant progress with Paul Davis Restoration, who have been actively working on our warranty items. If you sent us an email regarding warranty work, you should have already been contacted by now. However, if you haven't received a response, please do not hesitate to reach out to us again.

Insurance Updates: For those who may have missed the information provided by the previous board upon move-in, we want to highlight an important insurance update. Our new insurance policy has raised the deductible to \$25,000, as opposed to the previous \$10,000. This means that any damage expenses up to \$25,000 will be the responsibility of each individual unit owner or shared among multiple units in case of shared issues. Once the damage reaches the deductible amount, the HOA insurance coverage will come into effect. It is crucial that you review and update your HO6 policies to accommodate this increase. Also, note that in a major incident, the HOA dues cannot be reduced. It is advisable to plan accordingly, considering costs that may be recovered through housing relocation amounts or lost rents. We are actively pursuing the recovery of losses sustained by the HOA from the previous insurance company.

Elevator Service Contract: We have recently finalized an elevator service contract with a highly reputable service provider. This new agreement will help us provide overall better maintenance of our elevators. Given the age of our elevators and the unfortunate circumstance of the original installation company going out of business,

801-375-6719

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VEHICLE REGISTRATION

Please register all vehicles which will be parked on the premises at:

Tinyurl.com/NCCHACars

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UNOFFICIAL FB GROUP

To stay up-to-date with what is going on at NCC please join our unofficial FB group:

Tinyurl.com/northcanyonfb

we have faced unique challenges. The availability of certain obsolete parts has posed difficulties in the past. However, we are optimistic that the newly secured elevator service contract will ensure smoother operation and minimize any inconveniences. While we continue to evaluate potential options for the long-term, including the possibility of replacing the elevators, please understand that it will come at a substantial cost. We are committed to finding the best solution that balances reliability and affordability.

Shopping Cart Discontinuation: We would like to bring to your attention a recent change concerning the availability of shopping carts in the garage. As you may have noticed, the board voted to remove and dispose of the shopping carts due to the damage they have been causing to the building. Our primary objective is to safeguard the structural integrity of the property and protect our valuable investments. We encourage residents who find shopping carts essential for transporting groceries to consider purchasing their own compact, personal carts to keep in their vehicles or units.

If you have any questions, concerns, or suggestions, please do not hesitate to contact us. We are here to listen and address any issues you may have.

Thank you for your continued support and cooperation.

The North Canyon Condominium Board