



Ryan Evans, President
Travis Scharmann, Vice-President
Laura Burdine, Treasurer
Rebecca Bracken, Secretary
David Gibby, Board Member

Spring Newsletter 2020

FROM THE BOARD

Spring appears to be just around the corner. The early flowers are starting to emerge and a nice, wet winter will have the grass growing in no time. We thought this would be a good time to provide some information to our members. The subdivision is full residents are enjoying what we fell is the best neighborhood in Tooele City. As a Board we have been entrusted by the residents of Loma Vista to ensure that quality of life that brought people to the neighborhood is maintained. The Board has put in many hours (unseen by most residents and without compensation) to ensure our common properties are maintained and homes in the neighborhood abide by the Covenants, Conditions & Restrictions which every resident agreed to when they purchased a home. This is for the benefit of all residents to ensure we continue with a beautiful neighborhood that brought us all here. If any member has an idea, a concern or a question, feel free to contact any member of the Board. We are here to serve you.

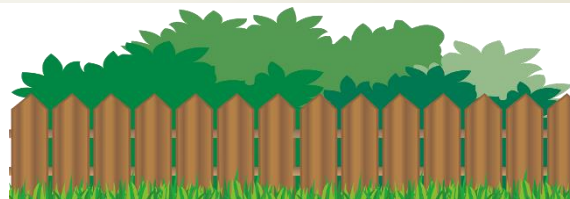
LANDSCAPING

The lay of the land in Loma Vista provides for beautiful landscaping opportunities. The landscaping around homes is a significant contributor to the beauty of a neighborhood and the maintenance of every resident's property values. The following are some of the requirements for landscaping in the Loma Vista HOA:

- Landscaping of the front yard is to be completed within one year of occupancy. The back yard should be completed within two years.
- Landscaping may include a combination of lawn, shrubs, or ground cover. Ground cover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants.
- Not more than 25% of ground cover may consist of rocks, boulders, gravel, mulch, etc.
- Driveways and other flat paved areas may be concrete, stamped concrete, asphalt, quarry tile, brick, or paving blocks. Gravel areas that are not integrated with the landscaping (e.g., parking areas) are not permitted.
- Materials used to retain and contour the slope of any Lot or improvement must conform to the natural beauty and color of the Subdivision.
- Each home is required to have an outdoor sprinkler system for fire protection and irrigation.

Covenants, Conditions & Restrictions (CC&Rs)

CC&Rs are used by "common interest" developments, to regulate the use, appearance, and maintenance of property. The Loma Vista CC&Rs were recorded with Tooele County in 2007 and are legally binding on each lot in the neighborhood. The CC&Rs are not guidance but contractual obligations associated with ownership of land in the Loma Vista subdivision. The HOA is tasked with administering the CC&Rs as provided for in the recorded "Declarations" and subsequent Amendments. The HOA Board must administer the CC&Rs pursuant to the recorded documents. Amendments to modify the governing documents must follow a prescribed process of approval by the lot owners. Where the CC&Rs state specific requirements the HOA Board does not have the flexibility to change the requirements without amending the CC&R documents. A copy of the CC&Rs is available on the HOA website (www.lomavisthoa.org) at www.UtahHOA.com, or you can contact any member of the Board and we can provide an electronic copy.



BORDER FENCE & TREES

The HOA is replacing the fence surround the subdivision in sections to avoid a large special assessment. Additional work on the fence will be completed this year. Unfortunately, the fence is at times damaged by wind, vandals and even the deer. We appreciate everybody's patience with completing the fence replacement and the repairs. If you notice damage to a section of the fence, please contact the HOA (email lomavisthoa@outlook.com) or a member of the Board so that we can get our fencing contractor out to perform needed repairs in a timely manner.

Please do not prune/trim the trees in the common areas. The HOA has a service provider that does the trimming.

YOUR QUICK & EASY GUIDE TO A Lush Lawn

bobvila.com

MOWING

1/3
 CUT ONLY THE TOP THIRD OF YOUR LAWN

VARY ROUTE TO PREVENT TURF WEAR

MAKE A MESS
 LEAVE CLIPPINGS, THEY FERTILIZE THE SOIL

CHOOSE YOUR WEAPON

LESS THAN 1/4 ACRE OR NO STORAGE

UP TO 1/2 ACRE OR NO STORAGE

OVER 1/2 ACRE

WHAT'S RUINING MY LAWN

DANDELIONS
 - RESULTS FROM FOOT TRAFFIC AND LOW CALCIUM SOIL
 - PREVENT WITH ANNUAL DETHATCHING AND AERATION

CRABGRASS
 - COMPETES WITH GRASS THAT'S BEEN CUT TOO SHORT
 - PREVENT WITH PRE-EMERGENT HERBICIDE
 - COMBAT BY RAISING MOWER BLADE AND WATERING LESS OFTEN

YELLOW LAWN
 - A SIGN OF IRON DEFICIENCY CAUSED BY ACIDIC SOIL OR OVER-WATERING
 - FIGHT BY ADDING SULFUR OR BY WATERING LESS

BROWN LAWN
 - FUNGUS THRIVES IN HEAT AND HUMIDITY
 - WATER EARLY IN THE DAY AND LESS FREQUENTLY
 - AVOID FERTILIZING

ANT MOUNDS
 - BAKE THEM AWAY
 - COVER AREA WITH A MIX OF BORAX, WATER, AND SUGAR

WATER WISE

WATER EARLY
 Cool air and low light mean less evaporation.

WATER SLOWLY
 Divide lawn into zones
 Water each zone in succession.

WATER EVENLY
 Test for even coverage by placing empty cups around the property before watering.

WATER INFREQUENTLY
 If you step on the grass and your footsteps don't disappear right away, then you know your lawn is thirsty.

With new residents moving in and others who may have been here long enough to forget some of the neighborhood rules, here are some highlights:

- Antennas are prohibited and satellite/TV dishes must be out of the view of the front of the house (4.11)
- Garbage cans must be screened from view from the street except during collection (4.14)
- Trailers, motorhomes, recreational vehicles, etc. must be stored behind the front lines of the house (4.13)
- Each owner upon purchasing a lot/home is to provide his/her name, address and contact information to the Board Secretary (8.4)

Tooele City is a Zone 6 to 7 when identifying landscaping plants. Perennials with a higher Zone requirement will not survive the winter, but can be used as annuals. We also have alkaline soils and water so plants that like acidic soils will suffer from chlorosis (yellow of the leaves) unless measures are taken to acidify the soil (e.g., azaleas, some evergreens). We live in an area that is also home to native deer. Deer are not picky eaters and will try almost anything. There are, however, some plants that are less attractive to the deer. Some deer resistant plants are:

- Perennial Flowers
Coreopsis (bright yellow flower), Daffodils (tulips are deer candy), Columbine, Aromatic/herbs (lavender, catmint - deer don't like strong smells), Gaillardia (blanket flower), Salvia, Echinacea, Oriental poppy
- Shrubs
Yucca, Barberry shrub, Red twig dogwood, Boxwood shrub

Deer will also eat many evergreens and the bark off trees. Placing a protective barrier around the trunks of trees will protect them against deer damage.

The following link has a nice list of deer resistant plants:

<https://www.unce.unr.edu/publications/files/ho/2014/fs1406.pdf>

