



IRON HORSE CANYON Homeowners Association, Inc.

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*** MARCH 2017 ***



Recreation Center Update:

Construction for the recreation center enhancements will be starting around the beginning of April and will continue for approximately three months. The project was delayed due to the City coming up with additional requirements for a building permit that had not been previously disclosed to us and delays in obtaining a loan.

Unfortunately, the scope of the enhancements requires the closure of the recreation center parking lot throughout the entire construction. Parking will be available along Iron Horse Way. The existing card access gate for entering the pool and cabana area will not change during construction. When construction begins, the route to get to the gate will be changed due to the parking lot closure. A path will be laid to guide you in a safe route to the entrance from Iron Horse Way. A portion of the fence/railing has been removed near the existing facility gate that will allow a direct path from the street.

We are still planning on providing playscape, basketball court, upgrade security & area lighting, flat play area with soccer goals, amenity benches, trash cans, tables natural trails, and additional parking. The scope of the amenities project has not changed significantly since the discussion last year. If costs exceed estimates, some items may be funded in future years from annual operating revenue. Financing for the project was obtained from Capital one with a \$365,000 10 year loan.



Pool Update:

**** REMINDER: NO LIFEGUARD SERVICES AT ANY TIME *****

The Pool is now open. **The hours of operation are from 8:00am to 10:00 pm, Tuesday through Sunday, closed Monday for maintenance.** Pool rules and guidelines can be found on last page of newsletter.



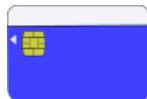
Basic lifesaving equipment - A strong, lightweight pole with a Shepherds Hook and a U.S. Coast Guard-approved ring buoy with line attached are available at the pool. The lifesaving equipment is not to be used as pool toys. Please make sure the equipment remains hanging in its storage location, as it must remain accessible and visible at all times. A telephone with 911 services is located in the cabana area on the serving bar.



Security Company - The Board will again use a private security company this pool season to make sure everyone's experience at the pool is enjoyable. Top Gun Security have provided this since 2013; based upon BOD observations, homeowner feedback and officer reports, the HOA appears to be pleased with their services.



Cabana area rental by homeowners is allowed during pool hours. Reservations are based on a first-come basis, limited to 4 hours maximum, and must be scheduled with FirstService. There is a \$50.00 fee for each 4-hour block. A \$100 deposit is required to secure the date of the rental; the deposit is refunded after verification that the responsible party has completed clean-up and other agreement requirements. All reservations must be made at least two weeks in advance of the requested date. If you are interested in renting the cabana, please contact FirstService at 210-829-7202 for more details.



Key cards are required to enter the facility. For those who do not have a pool key yet, you can either stop by FirstService and pick up a key, or contact Courtney McGraw at FirstService at 210-829-7202, and have one mailed to you.

Yard Maintenance: Weeds



Although it sometimes seems impossible to completely prevent pesky weed growth, it can be manageable in a number of ways. A great way to control weed growth is by growing a dense, robust lawn. A dense lawn helps minimize the sprouting of weeds by crowding them out, and also by reducing sunlight to their seeds, making them unable to develop.

Treating your lawn with weed prevention products is another way to help decrease the amount of weed growth. But perhaps one of the most effective strategy available in the battle against weeds is simply to keep an eye on them and remove them before they can begin to seed, which helps to keep them from spreading throughout yours or your neighbors' lawn.



Improvements to your Residence

Some of our homes are close to ten years old and are in need of maintenance. It is not required to get Architectural Control Committee (ACC) approval for general maintenance to the exterior of your home if you are using the same repair materials as existing. However, if you plan to *CHANGE* the color or size or add something new, ACC approval is required prior to these changes.



Per IHC CCRs, no building, fence or other structure or improvement shall be erected, placed or altered on any lot of the subdivision until the plans and specifications have been approved in writing by the ACC. All improvements should be completed within 30 days of the start date, with the exception of larger projects such as a swimming pool. The ACC request form can be found under the CCRs/Forms section of our website. Please feel free to contact any Board Member or FirstService with any questions regarding an improvement.



Update Your Mailing Address:

It is the responsibility of each Owner to notify the Association of any changes to their mailing address. Also, double check billing addresses to insure all names that are on the deed are listed. As a reminder, during voting we can only accept ballots from the owner(s) of record as listed on your deed.

It is also good idea for you to provide us with a current email address. We periodically send out important communication via email only, such as Board Meeting announcements, road closures, and construction updates.

You can send your email address to Mary Ann Brown at maryann.brown@fsresidential.com and David Cato at ihchoadave@OTACWeb.net.

Portable Basketball Goals:



Portable basketball goals are allowed by our Architectural Control Committee (ACC) but placement is restricted by the ACC Design Standards. These goals cannot be placed in the public streets or on the pedestrian right-of-ways (sidewalks) including pedestrian crossings through your driveway. They must be located at least 15 feet from the curb of the street. If you need to prepare for severe weather, please place the goals in the garage or behind the backyard fence and do not lay them down in the front or side yards in public view.

Help Contribute to Neighborhood Safety:



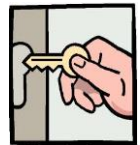
Clean It Up. Picking up litter, removing graffiti and maintaining your yard not only makes the association look better, but also sends the message that our residents are diligent about keeping the neighborhood a respectable place to live. This can help discourage troublemakers from hanging around our community and encourage responsible and involved people to move in.

Leave The Light On.



A good way to deter felons from breaking into your home is to make sure your front porch light stays on all night. Not only does it signal that someone's home, it also makes it harder for vandals to hide among the shadows.

Lock Up. If you want to keep unwanted guests out, don't make your home inviting. It's best to keep all gates, doors and garages locked at all times. It's also a good idea to keep your windows closed and locked when possible.



We all have a responsibility to our community to help keep it safe, and incorporating even a few of these tips can go a long way.



Know Your Neighbors. And not just the neighbors on your block, but also the neighbors from all parts of the association. At the very least, you'll get a better idea of who actually lives (and in turn, who belongs).

House Markers:



locating your home

All residents should maintain their house markers. If you have missing or damaged numbers, please replace. House markers that are easily seen from the street help visitors and emergency responders

Barking Dogs?

Sometimes, a bark can feel worse than a bite. Bites eventually go away, but barking can go on, and on, and on. Sometimes, it seems that there's almost nothing you can do.



But take heart! There are some steps you can take to put a civil-end to all that noise. First, don't blame the dog. It's not his fault. Second, don't automatically blame the neighbor. They may be at work all day (or night), completely unaware that the dog is barking at all. The very best thing you can do is to politely remind your neighbor that the dog is barking incessantly while s/he is away.

If you're the owner of a barking dog, try to remember that your neighbors really don't want to report you. They just want some peace and quiet. The sound of your barking dog may make you feel secure, but it's nerve-wracking to others. Responsible pet owners make great neighbors!

Please Do Not Leave Pets Unattended!



Per local leash laws, dogs should not be walked without a leash restraint, nor shall they be guided or allowed onto the lawns or driveways of any property that is not owned, leased or occupied by the pet's owner to defecate. Owners should instead keep his/her animal in the public right-of-way, and shall carry a baggie for sanitary removal of waste and then dispose of it properly.

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and to other pets. It is important to remember to immediately clean up after your pet.

Community Wide Yard Sale

The HOA will be having its neighborhood wide Spring Yard Sale on Saturday April 22 from 7:00am to



2:00pm. We will be placing ads in the local newspapers and on Craigslist. Signs will be put out in the neighborhood the Monday/Tuesday before the event.

Volunteer for your Community:



The success of our association depends upon getting our members involved in the various committees that the Board of Directors depends on for support and guidance.

Volunteering to serve on one or more of the Association's committees is a great way to become involved and contribute to our community.



The association would like to sponsor some activities that would allow you to meet and greet your neighbors. HOA funds are set aside each year for social committees. **Contact a Board Member if you are interested in leading or assisting with an event for your neighborhood!**

Questions?



Contact your Management Company:

Office Phone: 210-829-7202

Mary Ann Brown, Association Manager

E-Mail: maryann.brown@fsresidential.com

Courtney McGraw, Assistant

E-Mail: courtney.mcgraw@fsresidential.com

Contact your Board of Directors:



Please contact any of the Board members listed below with any questions, comments or issues regarding your HOA. If you have an ACC question or need other assistance, please contact David Cato.

Will Osburn, President, willihcbod@gmail.com

Darren Bishop, Vice President, dkb8683@gmail.com

Scott Granneman, Secretary,
scott.t.granneman@adient.com

David Cato, Treasurer, Board POC, ACC Chairperson,
ihchoadave@OTACWeb.net

There is additional useful information on our website to include our CCRs, ACC Standards, Forms, Correction Instruments to our CCRs and Amendment to our Bylaws found at: www.ironhorsecanonhoa.com.

IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC.

POOL RULES & GUIDELINES

WARNING: SWIM AT YOUR OWN RISK

These rules and regulations, for the safe and sanitary operation of the pool, are for your protection and benefit.

NO DIVING, RUNNING, HORSEPLAY, FIGHTING OR ANY OTHER DANGEROUS PHYSICAL ACTIVITY

- Children under 16 years of age must be accompanied and supervised at all times by a resident 18 years of age or older. There must be at least one adult for every five children. Residents 18 years of age or older may have up to 2 non-resident guests.
- The pool is for all members and their guests only. Anyone who is at the pool without an owner or resident of iron horse canyon will be considered to be trespassing and asked to leave the facility.
- Members will be held responsible for the actions of their guests
- Key cards must be used to enter facility
- Glass containers, alcoholic beverages, illegal drugs, and pets are not permitted in the pool complex. Service animals are permitted in the pool complex.
- Smoking is not permitted anywhere on the recreation center property.
- Food and drinks are not permitted in or within 5 feet of the pool.
- Persons that appear to be under the influence of alcohol or drugs will not be permitted on the recreation center property.
- Abusive or profane language is prohibited.
- No person within the pool grounds shall behave in such a manner as to jeopardize the safety and health of himself/herself and others.
- Spitting, spouting water, blowing nose, urinating, or defecating in the pool is prohibited.
- Any person having a skin disease, sore or inflamed eyes, cold, nasal or ear discharge, communicable disease, or who is wearing any kind of bandage or band-aid will not be permitted in the pool.
- All non-toilet-trained babies must wear swim diapers.
- The wading pool is limited to children under the age of 6 years old and an adult accompanying the child.
- Pool users must wear swimming suits or swimming trunks while in the pool. Clothing such as cut-offs, gym or tennis shorts, and underwear is not permitted as swimwear.
- The pool may be closed or its use limited at any time because of weather, operation difficulties, overcrowding, or at discretion of the manager.
- No vehicles are allowed off the paved surfaces at any time. Any unauthorized vehicles on any unpaved surface are subject to being immediately towed at the owner's expense.
- **Association and management are not responsible for any lost or stolen items, and/or accident or injury**

FOR SERIOUS INJURY OR LIFE THREATENING EMERGENCY CALL 911

SECURITY AND GUEST POLICY:

1. **The Association reserves the right to not grant access to the pool to any resident or guest without their access pool key cards. NO EXCEPTIONS.**
2. Removal of Association equipment, furniture or accessories is strictly forbidden.
3. Report any unsafe or unpleasant activity to FirstService, 210-829-7202
4. The Association reserves the right to revoke pool privileges for any resident who has delinquent Association fees.
5. The Association reserves the right to revoke pool privileges for any resident or guest should they cause an unsafe or unpleasant environment at the pool.
6. Residents are responsible for any damages to the pool area resulting from a lost key card.
7. Report lost or stolen key cards to FirstService Residential.

A KEY CARD IS NECESSARY TO ENTER THE POOL AREA

NOTE: THESE RULES AND GUIDELINES MAY BE ADDED TO OR AMENDED BY THE BOARD OF DIRECTORS OF THE IRON HORSE CANYON HOMEOWNERS ASSOCIATION. ANY SUCH CHANGES, ADDITIONS OR AMENDMENTS SHALL BE FURNISHED TO THE HOMEOWNERS AND/OR POSTED AT THE AMENITY CENTER.