

ANNUAL MEETING

Tuesday March 9th, 2010

at Salt Lake City Downtown Library,
210 East 400 South, Conference Room D

You should have received an owner's packet in the mail with the agenda and proxy form. If you haven't received it please contact Chris Bowden at Pierpont@horizonhoa.com. If you are unable to personally attend the meeting, you are requested to completely fill out the attached proxy, and mail it to:

Pierpont Lofts Condominiums
c/o Horizon Management
1525 N. Main St. Suite #105
Bountiful, UT 84010

Your participation in person or by proxy is important if you wish to have representation at the meeting. If you have any questions please email the Board at PierpontLofts@gmail.com.

FRONT GATE

Malfunctions with our front gate continued through early January, but have finally been resolved. Here's what happened --Horizon Management called a different gate company in January (Action Locksmith) to see if they could fix the recurring problems. Action Locksmith found that Community Controls (the company we had been using) had installed the replacement hydraulic closer upside down. (Community Controls had made this "repair" in September after which we proceeded to have various gate problems during October, November & December).

Action Locksmith ordered and installed a new closer in January (as the upside down one had been damaged beyond repair) and, fixed a loose wire in the electronic box that had been causing the electronic problem. They also informed our property manager that the heater installed by Community Controls in December was not needed at all. Action Locksmith is attempting to get reimbursement from the hydraulic closer manufacturer under it's warranty. If they are unsuccessful with that we are going after Community Controls for reimbursement for the closer in addition to all their failed "service" calls, installing an unneeded heater and improper installation of the closer etc. Once we know if the warranty is being honored our HOA attorney will contact Community Controls with a demand for reimbursement. The Hydraulic Closer was \$786, the heater was \$114, and the multiple service calls over the three months were \$600. This is a total of \$1,500.

WEBSITES

Part of Horizon Management's services include having services and records for Pierpont Lofts on their website. This website has been in the development and testing phase for the past few months and is now ready for use by Pierpont owners. The services provided include:

- On-line payment of maintenance fees
- Downloadable copies of our CC & R's, Bylaws and Rules and Regulations
- Contact information for Horizon Management
- Current and archived newsletters
- Archives of Annual Meeting minutes
- Archives of Board Minutes
- Maintenance request form
- A place to list your unit for sale or rent (once a unit has been posted the listing will be accessible by the public)
- A calendar feature where owners can post an event
- General information about our neighborhood
- What to do in emergency situations

Please note, only owners will be given log-ins and passwords to access to these features. This is to maintain security and privacy for Pierpont owners, and to avoid confusion for renters who may mistakenly think that Horizon is their rental manager. To register for your log-in and password go to the Horizonhoa.com website and click log-in. Once you are verified as an owner your log-in/password will be emailed to you.

The website created by Clotilde Houchon and Wayne Gillman, at PierpontLofts.com, is still active and will remain available to the public. Links to the Horizon website will be placed on the original website so that owners can reach the interactive management features no matter which website they go to.

Please feel free to email the board with your comments and ideas on any of the topics in this newsletter at PierpontLofts@gmail.com. Please direct all maintenance issues to Horizon Management at:

Horizon Investment & Management Corp.

1525 N. Main Street, Suite 105, Bountiful, UT 84010

Office phone: 801.304.5238

Contact: Chris Bowden

Email: Pierpont@horizonhoa.com

Maintenance & Repair Issues

Monday—Friday 8:30-5PM 801.304.5238

After Hours Emergency 801.505.0513