

Thank you to the residents who have been picking up litter and tending the landscaping. Without a fulltime onsite manager, it is sometimes difficult to keep up with daily maintenance items. Your help is appreciated by everyone at Pierpont. Thank you.

Fire Systems

It was discovered that Pierpont's fire sprinklers had not been tested in four years. We were severely out of compliance with Fire and City codes. The Fire Marshall insisted that we test immediately. That's why the Board was only able to give one day's notice regarding the fire alarm test on Friday, November 6th. We apologize for the inconvenience of the short notice and appreciate your understanding. In the future we'll give at least one weeks notice so people can make arrangements for their pets to be off premises, and can schedule accordingly activities that may be interrupted by the alarm tests. Pierpont's fire system passed inspection with no repairs needed. The fire extinguishers are also being tested and re-charged in November.

Smoke Detectors

The smoke detectors in everyone's units are hard wired which means they don't need batteries. However, their alarm should be tested from time to time. There is a button on the front of each detector that you can push to make sure the alarm is working. Testing your smoke alarm will not trigger any other fire or sprinkler alarms. Your smoke detector alarm is for your unit only and is intended to alert you if there smoke detected in your unit. They do not automatically signal the fire alarm system if they go off.

Grounds and Landscaping

We are still having a problem with dying bushes on the north side of the west building. Two previously healthy bushes have died suddenly in the past 2 months. There was no evidence of insect or fungus damage on the plants, and they had been receiving ample water, which leads us to assume that something toxic has been poured on the soil there. Please! Do not pour anything but clear water on any of our landscaping. If you see anyone disturbing or contaminating our landscaping please report it to property management by calling Chris Bowden at 801-634-0143 during office hours, or the emergency line, 801-505-0513, after hours or on weekends. Your name will be kept confidential.

Gate Malfunctions

We've had a few gate malfunctions and breakdowns in the past few months. The Parking lot gate had its "vehicle detector" and "closing mechanism" replaced in October. It's likely that these parts had reached their life expectancy and just wore out. Parts and labor for these repairs were \$1,306. The front gate had it's hydraulic closer repaired and a door stop installed. This repair was needed because someone had damaged the hydraulics by actually tying the gate open and over-extending the hinge. Parts and labor for these repairs were \$400. As you can see gate repairs are expensive! Please treat our gates with care. If you see anyone tampering or damaging the gates please report them to Property Management immediately. To report someone, call Chris Bowden at 801-634-0143 during office hours, or the emergency line, 801-505-0513, after hours or on the weekend. Your name will be kept confidential.

Towing Contract in Parking Lot

Signs will be posted in the parking lot with the contact information for the towing company we have contracted with to tow cars that are improperly parked in our lot. If someone is in your space and you are unable to solve the problem yourself, call the towing company and give them your parking space number and the make and license plate number of the car that should be towed. It will be impounded and the towing fee is to be paid by the person who was towed.

Smoking Rules

Pierpont's new smoking rules will include making all common areas non-smoking and will reflect the "nuisance" status that smoke and drifting smoke have been given by the Utah Indoor Clean Air Act. This means cigarette smoke that emanates from a unit into the common areas, or from one unit to another, is a violation of the Utah Indoor Clean Air Act. Please be advised that substantial penalties/fines will be issued for smoking violations under Pierpont's new Rules, Regulations, and Policies. The Utah Indoor Clean Air Act also provides additional recourse, which can include fines and civil/criminal penalties. If you smoke, please be respectful of those who do not. More importantly, be mindful of the law.

Water Heaters

There was a recent occurrence of a water heater leaking and water getting into an adjacent unit. Water heater maintenance is the responsibility of the unit owner. Check your water heater from time to time to see if it is leaking from any of the valves, or if water is accumulating in the pan. If it is, please notify your landlord or property manager immediately! Leaks are an early warning that something is about to go wrong. Catching the problem early will prevent damage to your own belongings as well as your neighbors property.

Reminder to change your furnace filters

It's recommended they be changed every 2 - 3 months in the wintertime. Changing the filter will help your furnace run efficiently, using less energy.

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 regarding your unit to your landlord or their property manager.

To report problems with the common areas or gates call:

Maintenance & Repair Issues

Monday – Friday 8:30-5 PM 801.304.5238

After Hours Emergency 801.505.0513