



## HOA-PROVIDED COMCAST CABLE CANCELLED EFFECTIVE 30 APRIL 2017

### The News

Do you remember that Survey we conducted a few months ago about our contract with Comcast? Well the votes were cast, and your opinions were heard. **Based on feedback from that survey we have decided to cancel our contract with Comcast and install/ provide fiber internet instead!** We were able to make a deal for deeply discounted fiber internet, and felt that this will provide the most value for our residents moving forward. We appreciate everyone who participated in the survey. When the project is complete, all units will receive 50 megabits per second download speeds, so long as your equipment can handle them. Faster internet speeds are available for purchase from SumoFIBER directly.

### What does this mean for me?

- 1. Return Your Cable Boxes/Remotes** – Please return your cable boxes, and any other equipment provided to you by Xfinity/Comcast back to the Xfinity store. We do not own the equipment and if you keep it you will likely be charged.
- 2. Equipment Purchase** – If you want to take advantage of the free fiber connection, and you do not already have a Wi-Fi Router, start looking for one. Your router must not be a cable router, but rather an Ethernet Router. SumoFIBER suggests any wireless N router or wireless AC router (simply go to Amazon.com and type in “AC Wireless Router” to find many options). Alternatively, you can go to any electronics store (such as BestBuy) and ask them for Wireless AC or Wireless N Ethernet Routers. They should be able to help you.

If you are still lost, feel free to send an email to [shadowridgecondos@gmail.com](mailto:shadowridgecondos@gmail.com) and we can provide you with a list of several routers that will work with your new internet connection. Routers cost anywhere from \$35 to \$300. With several great options between \$45 and \$80 for average users.

**Note if you already have a wireless router, it is likely an ethernet router. Check before buying a new one.**

- 3. Schedule Installation** – Two installations will be required. First, an electrical modification is needed. Second, after the electrical installation, Utopia will install their equipment, and you will be ready to go. Another flyer will be distributed next week with more information on how to call and schedule these.

**Note: These installations will cost you nothing. They are provided as part of your HOA dues.**

### What If I want to keep my cable?

For those of you who would like to keep your cable that is fine, but it will now be your responsibility to pay for it. Please contact a cable provider for availability and packages.

### Cable is too expensive, but I still want Cable TV, do I have alternatives?

Many alternatives exist compared to a traditional cable contract these days. By purchasing a device such as a Google Chromecast (\$35), Amazon Fire stick (\$35) or Roku TV Box, you can use your new internet connection to watch cable channels and movies. You simply need to sign up. Some options worth considering are listed below:

1. Cable Line – Sling.com offers a cable line up starting at \$20 per month. See Sling.com for more details about channel line-up.
2. Movies/TV – Hulu.com or Netflix.com offer many movies on demand for as low as \$7.99 per month.

Thank you all for living at ShadowRidge and making it a wonderful community. Any questions/concerns can be e-mailed to [shadowridgecondos@gmail.com](mailto:shadowridgecondos@gmail.com).

Regards,  
Shadow Ridge HOA Board





## METAL STAIRS

When the Board met in March we discussed the complaints we had received about the metal stairs installed last year. The Board originally decided to replace the concrete steps with metal steps for two reasons:

1. **Cost savings.** Because of the snow (and salt) that hits the north facing steps, those steps deteriorate quite quickly. Metal steps will last longer and will save the community a lot of money over the next few years.
  - Each concrete step replacement was about \$100 – so to replace all the steps on the north side with new concrete steps cost about \$1300 (depending on the number of treads – some will be higher if they have more).
  - To replace the same number of treads with the metal steps was about \$820 – that's a savings for the community of about \$500 dollars *per building* for the initial install.
  - Since concrete steps only last about 4–5 years, and the metal steps last 10–15 years, the savings amounts to about \$1500 to \$3000 per building in the long term.
2. **Reduced Risk of Slipping & Tripping.** Because concrete does not allow for snow to fall through the steps, we felt that the deteriorating concrete steps should be replaced by something that would allow the snow to fall through, and, as such, reduce the risk of people slipping on ice. Also, we tried repairing steps that had become unsafe with concrete, but the new steps were not the same size (higher) so tread distance became a problem and the steps were a trip hazard.

After receiving a few complaints, we reached out to Orem City and found out that the steps are up to Orem City Code; still, we spent some time talking about the safety of our residents, even though the steps are in compliance. After discussing the options we have, we decided that we made the correct decision by installing the metal stairs.

We recognize that there are some situations in which walking up the metal steps may make some residents uneasy; however, we feel that because we have left the steps on the south side of the building as concrete steps, people who feel uneasy about walking on the metal stairs need only go to the south stairs to use the concrete steps (and feel more comfortable).

Thank you to all who actively participate as members of the ShadowRidge community. If any of you would like to have a more direct influence on decisions such as these in the future, consider running for the HOA Board at our annual meeting next month. It is a one-hour commitment each month and allows you to directly influence decisions. If nothing else, you can vote at the meeting to elect someone who more closely represents your point of view.

ShadowRidge HOA Board

**ShadowRidge HOA Annual Meeting**  
**Thursday, 25 May 2017 – 6:00 pm**  
**460 E 800 N, Orem**  
**Advantage Management Office**  
**(Stratford Park office complex off 800 N)**

