

## OLD MILL VILLAGE HOA NEWSLETTER

### AMENDMENTS PASSED

Thanks to those who voted on the 2 amendments (1-leasing of residences and 2-HOA notices). They both passed and have been recorded with the county. You can view them online at [myutahhoa.com](http://myutahhoa.com).

### PICKLEBALL COURTS

At the last annual meeting homeowners approved the installation of 2 pickleball courts in the main park. The board received 4 bids. Construction of the courts should be beginning within the next couple of weeks (weather pending).

### NEW STATE LAWS ON WATER WISE LANDSCAPING

Recently the Utah State Legislature passed two bills that address water wise landscaping. These bills were adopted in response to Utah's drought situation.

House Bill 282 allows homeowners to incorporate "water wise landscaping" on the owner's lot even if such landscaping would otherwise violate the HOAs governing documents, with some exceptions. "Water wise landscaping" includes installing plant materials that can remain healthy with minimal irrigation; landscaping that can be maintained without the use of overhead spray irrigation; and the use of other landscape design features that minimize the need for supplemental water irrigation or reduce landscape areas made of lawn or turf.

Despite the limitations above, the HOA can require an owner to: (i) obtain pre-approval from the HOA for the water wise landscaping design, (ii) maintain the installed plant materials in a healthy condition; and (iii) follow specific water wise landscaping design requirements adopted by the HOA. These design requirements may restrict or clarify the use of mulches considered detrimental to HOA operations; impose minimum or maximum vegetative coverage; and restrict the use of specific plant materials.

Lastly, this bill prohibits an HOA (and municipality) from requiring a lot owner to install or keep lawn or turf in an area with a width of less than 8 feet (park-strip).

Senate Bill 152 requires an HOA to adopt rules supporting water-efficient landscaping. Under SB152, these rules should include allowing low water-use on lawns during drought conditions and may not prohibit an owner from converting a grass park-strip area to water-efficient landscaping.

The HOA Board supports efforts to conserve water while maintaining consistent and aesthetically pleasing landscaping. The board requests your thoughts and recommendations as they set a "water wise landscaping design" for the HOA. Please attend the next board meeting on May 4<sup>th</sup> to share your input as the board discusses and sets water wise landscaping requirements and rules. You may also submit your thoughts via survey on the website.

### DOGS IN COMMON AREA

You are required to clean up your dog's poop. With the snow melting, homeowners discovered a lot of dog poop that was not cleaned up along the walking trails. Do the right thing and clean up after your dog. Keep dogs on leash.

### APPROVAL FOR PROJECTS

There are several projects that require HOA approval. Those include changing the exterior color of your home, concrete pads on the side yard, pools, and anything that requires a building permit. Please email James, the HOA manager, to start the approval process for any of these projects.

### PARKING RULES AND REGULATIONS

Trailers, mobile homes, travel trailers, boats, campers, motor homes, buses, tractors, and maintenance or commercial vehicles are not allowed to be parked or stored on any streets or driveways. They are allowed to be parked or stored behind the front yard setback.

### NEXT BOARD MEETING

The HOA board will be meeting Wednesday, May 4<sup>th</sup> at 8:30 PM via Zoom. Check the website for the zoom link.

**HOA BOARD:** Scott Collins, Nate Easthope, Chandler Peterson, Scott Vincent and Jordan Cammack.