

OLD MILL VILLAGE HOA NEWSLETTER

ANNUAL MEETING

Thank you to those who attended the annual meeting. At the annual meeting the following were elected to serve on the HOA Board for the next 12 months. Scott Collins—President, Jordan Cammack and Scott Vincent—VPs, Nate Easthope—Treasurer and Chandler Peterson—Secretary. Those at the annual meeting also approved the budget for 2022 which included increasing dues from \$78 per quarter to \$90 per quarter. This will allow the HOA to increase its contribution to the Reserve Account from \$750 per month to \$1,420 per month. This also will help pay for inflation increases in landscaping (the board anticipates landscaping costs to increase 10% next year and is currently seeking bids to endure the best price and service). The approved budget also provided funds for two pickleball courts and hopefully a sand volleyball court. The approved budget can be found on the HOA website.

MESSAGE FROM THE PRESIDENT

We have a great neighborhood! Like you, I love living here. Our HOA Board of Trustees consists of five annually elected homeowners and a contracted HOA manager. Each is dedicated to managing the business and affairs of the HOA according to the association's governing documents. However, our efforts are best supported when we hear from you. We have 230 homeowners in our HOA. We welcome your input, questions, concerns, complaints, and involvement in helping us maintain our neighborhood. You are welcome to attend our Board meetings—lately they have all been held in Zoom (how easy is that?). Email notice is always sent out prior to each meeting and updates are posted to the HOA website regularly. Additionally, please reach out to me anytime with any input you may have. I can be reached via email at collins.mscott@gmail.com or by phone at 801-201-9915, and yes, I listen to my voicemails although I often do not answer calls from unknown numbers. As a final note, if you have not yet done so, please cast your vote now on the currently proposed HOA CC&R amendments. —Scott Collins

2 PROPOSED AMENDMENTS

Over 120 homeowners have voted on the 2 proposed amendments. If you have not voted yet, please do so by going to the HOA website or text the HOA manager for the link (801-920-2869). For these amendments to pass, 67% of our HOA homeowners must vote to approve. Yes, we need your vote! Every vote counts. Your HOA Board approves these amendments and is requesting your input via the voting process. The proposed amendments were sent with the October email and can be found online.

AMENDMENT 1 – LEASING OF RESIDENCES

Summary: This amendment prohibits home buyers and homeowners from converting a home into a “duplex” type rental. This amendment also allows a homeowner to rent a portion of their home if they reside in the home pursuant to a new Utah law that became effective on October 1, 2021 (Utah Statutes Section 57-8a-209 (10)). This amendment requires that the initial lease agreement be at least 6 months (no short term, Airbnb rentals).

AMENDMENT 2 – HOA NOTICES

Summary: This proposed amendment allows for HOA notices to be delivered to lot owners via email or U.S. mail thereby allowing for efficient and cost saving communications. It also allows for an email opt-out provision for those who do not want to accept email notices.

ARE YOU GETTING HOA EMAILS?

The HOA notifies all homeowners of meetings via email and posting on the website. If you have not been receiving these emails, please contact the HOA manager to submit or update your email.

HOA WEBSITE: myutahhoa.com

HOA MANAGER: James 801-920-2869, manager@utahcommunitymanagement.com

Utah Community Management, PO Box 721, Layton, UT 84041 manager@utahcommunitymanagement.com