

# OLD MILL VILLAGE Newsletter

## **Update of Replacement of Gas Feeder Line 122 by Dominion Energy**

Dominion Energy has started to lay the 2<sup>nd</sup> of 2 feeder gas lines. They were able to lay the larger pipe last year. This spring and summer they hope to finish this project. The landscaping and walking trails that were and will be impacted will be replaced once the project is finished.

***HOA VOTING UPDATE: Many homeowners have voted on the below proposed amendments, if you have not yet voted—please do so.***

**The HOA board invites all homeowners to vote online on the 3 items below and share their thoughts on the future HOA projects. One vote per household. Your vote will be confidential. The voting will close at midnight on February 28, 2019. Information and the link to vote was sent to all homeowner emails on file. If you did not receive this email please email the HOA manager or text him your name and email to 801-920-2869.**

### **Proposed Amendment 1—Reinvestment Fee**

This proposed amendment will allow the HOA to charge a \$250 reinvestment fee when there is any sale or transfer of title (the home is sold/bought). The party taking title of the lot is responsible for this fee. The \$250 collected will go towards administrative costs of the management company (\$100), the remaining amount (\$150) will be used by the board to maintain the HOA and/or build the HOA reserve fund. The entire board supports this amendment. State law requires 67% of homeowners to approve covenant changes for them to be binding. To read the exact language of this amendment go to the Old Mill Village website page at [myutahhoa.com](http://myutahhoa.com).

### **Proposed Amendment 2—Valid Notices**

In reviewing the HOA governing documents, the HOA attorney discovered that the covenants do not address "Notices". This proposed amendment will allow notices to homeowners from the HOA to be valid if sent by the following means: personally delivered notices, notice delivered by United States mail, email correspondence, by facsimile and any other method that is fair and reasonable. The entire HOA board supports this amendment. To read the exact language of this covenant go to the Old Mill Village website page at [myutahhoa.com](http://myutahhoa.com).

### **Vote on Sale of Common Area to Homeowners**

During the past 2 years some homeowners who live adjacent to the unfinished common area on the Northeast corner of the HOA (see the aerial map online) have approached the board to purchase the common area behind their homes, approximately 2.75 acres. This common area is currently unfinished. The HOA currently pays for the weeds to be mowed down a couple times a year and has no plans to finish or improve this area. The HOA board received an appraisal for this area. You can read the entire appraisal report on the HOA website. The adjacent homeowners are willing to pay 10 cents per square foot and pay for ALL COSTS associated with the sale of this area. The HOA board agreed to propose this offer to HOA for a vote. State law requires 67% of the homeowners and the local municipality to approve this action. The HOA board supports the sale of this common area for the following reasons: at this time the property is unusable, the HOA would save maintenance costs, the HOA does not have the money to landscape and maintain this area and they doubt that homeowners would be willing to pay a special assessment to improve the area. The HOA attorney is counseling the HOA board on this sale.

### **HOA Website**

For HOA documents and information please go to the HOA website at [www.MyUtahHOA.com](http://www.MyUtahHOA.com).

### **HOA Board Members**

Jordan Cammack (President), Chandler Peterson (VP), Nathan Easthope (Treasurer), Barb Astle (Secretary) and Missy Nielsen (Secretary). *Thank you for helping make Old Mill Village a great place to live.*