

# OLD MILL VILLAGE Newsletter

## Annual HOA Meeting

The annual HOA meeting will be held Thursday, June 20<sup>th</sup> at 7 PM at the Boondock's meeting room. The address is 525 Deseret Drive in Kaysville. Among other items the annual meeting will include a review of the financial statements, current and future projects and election of board members. All homeowners are invited to attend. If you are not able to attend, please consider giving your proxy vote to fellow homeowner that you trust. For binding business to take place (such as the voting for new board members) the bylaws state that 25% of homeowners must be represented. Proxy voting forms were emailed out last week to all homeowners, you can also download one on the HOA website under the governing documents section.

## HOA Correspondence

If you have not received any emails from the HOA manager, then he does not have your email or your correct email. Text or email him the best emails to send HOA correspondence. Your email will never be shared with any other companies or individuals. There is a Facebook closed group you can join for neighborhood items. It is called Old Mill Village HOA. It is administered by residents, but it is not the source of HOA information. The board and the management company will email and/or mail correspondence.

## Update on the Replacement of Gas Feeder Line 122 by Dominion Energy

Grass Plus and Dominion Energy continue to replace grass, sprinklers, sidewalks, fencing and asphalt that have been impacted by the gas line project. This project has taken longer than expected but Dominion Energy is keeping their agreement to restore affected areas back to their original condition. Thanks for your patience.

## Do you have a home business?

If yes, then this section applies to you. 3.2 in the CCRs under RESIDENTIAL USE states:

“Lots shall only be used for residential purposes. Except with the consent of the Board of Trustees of the Association, no trade, craft, business, profession, commercial, or similar activity of any kind shall be conducted on any Lot, nor shall any goods, equipment, vehicles, materials, or supplies used in connection with any trade, service, or business be kept or stored on any Lot. Nothing in this paragraph shall be deemed to prohibit (a) activities relating to the rental or sale of a Residence, (b) the right of any contractor or home builder to construct a home on any Lot, and (c) the right of the Owner to keep his personal business or professional records or accounts, handle his personal business or professional telephone calls or confer with business or professional associates, clients or customers, in his home. The Board of Trustees shall not approve commercial activities otherwise prohibited by this paragraph unless the Board of Trustees determines that only normal residential activities would be observable outside of the residence and that the activities would not be in violation of applicable local ordinances”.

**What does this mean for you?** If you operate a business out of your home, you need approval from the HOA board. Please email the manager and request approval. **Why is the board doing this?** If the board is going to enforce violators of this covenant, they should be fair by asking all businesses to follow the covenant. **How do I get approval?** Email the HOA manager. **What if I decide not to ask for approval?** Home businesses that are not in compliance with CCRs and approved could receive a fine. It is anticipated that most businesses will be easily approved since normal residential activities are observed outside the home.

## 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.*