

OLD MILL VILLAGE HOA NEWSLETTER

ANNUAL MEETING

The annual meeting is scheduled to be held on Wednesday, November 3rd at 7 PM at the Kaysville Boondocks meeting room. All homeowners are invited to attend. You may attend the meeting via Zoom using the link below:

Topic: Old Mill Village HOA Annual Meeting

<https://us02web.zoom.us/j/83417361832>

Meeting ID: 834 1736 1832

Passcode: omvhoa

The annual meeting will consist of reviewing the financial statements and approving the budget. Time will be given for open comments by homeowners. Homeowners in attendance in person or via Zoom will vote on 5 board members for the next 12 months. The board will report on projects completed and discuss potential future projects. Also, if you are not able to attend but would be interested in serving on the HOA board please let me know. You may give another homeowner your proxy vote if you are not able to attend (see the website for the form).

2 PROPOSED AMENDMENTS

The HOA Board is requesting you to vote on two proposed amendments to the HOA Covenants. The proposed amendments are including in this mailing. The information below should help clarify the proposed amendments, explain why the board is asking you to vote in favor of them and explain how you can vote. To pass, 67% of homeowners must vote to approve. Please vote.

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). Owners shall provide the HOA the contact information for the adult tenants.

History: Earlier this year, a home was sold in the HOA to an investor. They converted the home into two rental units (upstairs and downstairs) and obtained a Kaysville City variance from the single-family zoning classification that applies to all of our HOA lots. The investor does not live in the home. When the neighboring homes discovered that this home was being used as a multi-unit rental, they contacted the board with their concerns. The board counseled with the HOA attorney to draft a proposal that will allow a homeowner to rent out their basement if they live there (it is estimated that 10-15 homeowners in the HOA currently rent out a portion of their home while residing there).

This amendment would stop future buyers from buying a home in the HOA and convert it into a multi-unit dwelling.

This amendment will also allow homeowners to rent a portion of their home if they live in the home and comply with municipal zoning ordinances, guidelines and requirements (see the new Utah law). This amendment would strengthen the current HOA rule of no short-term rentals by incorporating the provisions into a covenant.

Why should I support this amendment? Homeowners have expressed their concerns that they don't want Old Mill Village turned into a multi-unit rental neighborhood. They express their concern for home values, potential parking issues and the feeling that renters do not maintain the home and yard as an owner would. However, homeowners would still like to rent out part of their home if they live in the home. Often children and their spouses need a place

to live while transitioning or the owner out grows the home and can rent out the basement for added income. The board requests that you vote in favor of this proposed amendment.

Where to vote and see the proposed amendment? The proposed amendments are included in this mailing and you can vote by going to myutahhoa.com.

When can I vote? When does the voting end? You can vote right now online. Homeowners will have 90 days to vote. Voting will close on midnight on January 5, 2022.

Isn't there already some rental rules for the HOA? Yes. A couple of years ago the board established clarifying HOA rules for renting homes. These rules were developed after concerns about short-term (Airbnb type) rentals. These rules also established guidelines on renting your entire home to a single family. That document can be found on the HOA website. This amendment will strengthen these rules by incorporating the provisions into a covenant.

What if I have more questions? Please contact the HOA manager or any board member: Barb Astle, Nate Easthope, Scott Collins, Missy Nielsen or Chandler Peterson.

AMENDMENT 2—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.

History: The board is hoping to save HOA postage costs by using email for notifications. Email will also speed up notifications. The US Postal Service is experiencing delays and postage costs will continue to increase.

How does the HOA currently contact homeowners? HOA statements and newsletters are sent to the 262 lot owners via the US Postal Service.

Why should I support this amendment? It will allow the HOA to save postage costs and speed up notifications. The board requests that you vote in favor of this proposed amendment.

Where to vote and see the proposed amendment? The proposed amendments are included in this mailing and you can vote by going to myutahhoa.com.

When can I vote? When does the voting end? You can vote right now online. Homeowners will have 90 days to vote. Voting will close on midnight on January 5, 2022.

What if I have more questions? Please contact the HOA manager or any board member: Barb Astle, Nate Easthope, Scott Collins, Missy Nielsen, or Chandler Peterson.

WALKING TRAIL IMPROVEMENTS

Maintenance was recently completed on the HOA walking trails. Patch work was done on trail next to pond. All trails received crack seal and a slurry seal. This maintenance was needed and will extend the life of the trails.

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 BOARD: Barb Astle, Chandler Peterson, Nathan Easthope, Missy Nielsen and Scott Collins.

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

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