

Feb 2024



COMMUNITY NEWSLETTER CONTENTS:

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Next HOA meeting will be on Mar 9 @ 10 AM in the clubhouse.

HOA BOARD MEMBER UPDATES

The new HOA president is Kent Rampton with Greg Kearney as Vice President, Lane Janke as Secretary, and Dale Curtis as a board member. Kent is also serving as Treasurer. Ron Mitchell, #51, had previously expressed interest in serving on the HOA Board. On January 26, 2024 Ron was nominated and installed as a board member, replacing Joe Wilkinson, who resigned from the board earlier this month for personal reasons.

HOA By Laws recommend an odd number of directors on the board to avoid a tie in any voting or any other decisions. Currently there are 5 members on the board. The Willow Run HOA By Laws allow for 7 members on the board. Anyone interested in serving on the board, please contact one of the board members. We would love to have more participation in making Willow Run the best HOA.

Get to know the HOA Board!

To better acquaint you with the board members these small bios and contact information may be helpful.

- **Board email** wlrnboard@gmail.com
- **Kent Rampton** and his wife, Darla, live in unit #48. They purchased their house in 2015. He is retired from a business career in sales, marketing and management. Telephone # (801) 499-3251 Email kentrampton@gmail.com
- **Greg Kearney** and his wife, Lonnie, live in unit #59. They purchased their house in 2018 and became full time

residents in 2021. He worked as a sheet metal worker for 20 years before becoming a Real Estate agent. He retired in 2006 after 20 years in real estate.

Telephone # (760) 985-2385 Email gpk1126@gmail.com

- **Lane Janke** and his wife, Janet, are 1/3 part owners in unit #43. They purchased their unit over 30 years ago. He is retired from working as the manager of an architectural woodwork company.
Telephone # (385) 228-2593 Email lanejanke@gmail.com
- **Dale Curtis** lives in unit #4. He purchased a one quarter interest in J102 in 2016 and purchased Unit #4 in 2017. His wife, Andrea, passed away in 2022. He is a co-owner of a co pack which packages food, medical and nutritional products.
Telephone # (801) 380-7187 Email dale@aspencopacking.com
- **Ron Mitchell** lives in unit #51. His parents purchased the home in the early 90's and Ron bought it from his mother last summer. He works for DR Horton as the Infrastructure Manager for the 700+ residential project being built here in St. George.
Telephone # (801) 376-5889

HOME INSURANCE UPDATES:

Last November our insurance carrier, American Family Life, was scheduled for renewal. Unfortunately, the board was not notified of a raise in premiums. The increase in the premium was close to 50% from \$32,000 to \$45,000. Fortunately, we became aware of the projected increase and were able to find a new insurance company. We chose WCF Insurance. The previous carrier had a \$20,000 deductible. WCF insurance has a \$10,000 and \$25,000 deductible. The board chose the \$25,000 deductible with a \$28,824 premium. ***A savings of approximately \$17,000.***

NOTE: Please be aware of the owner deductible increase from \$20,000 to \$25,000 so you are adequately covered with your personal policy. If you have questions, please contact Kent Rampton.

PICKLEBALL AND POOL UPDATES:

Because pickleball has become so popular the WLRN Board contracted two pickleball courts to be painted on the tennis court. A new moveable pickleball net has been purchased. Due to the inclement weather, the net will be placed on the tennis court as soon as possible for your use and enjoyment.

Recently we had a problem with the heater in the indoor pool. Unfortunately, it took a few days to get the parts needed for the repair of the temperature unit. We are sorry this occurred during a holiday weekend. The heater has been repaired and the

temperature is back to normal. We apologize for the inconvenience that this might have caused you or your guests.

PAUL PROPERTIES & E-CHECK FEES

As some of you are aware, two years ago Paul Properties changed the portal for E checks. The processor for the E checks waived the fees for 2022 and 2023. Many of you were notified recently about the charges to be added for the use of E checks. Paul Properties will not pay or subsidize anyone using E checks. Please be advised that you will either be charged the processing fee or you can opt out and use a direct payment bank bill pay program. If you have any questions, please contact Kent Rampton.

COMMUNICATION NEWSLETTER FACEBOOK PAGE

In order to better facilitate communication, we will be emailing a monthly newsletter on the last day of each month. The newsletter will be emailed to each homeowner and renter in the Willow Run complex. A few hard copies will be available on the coffee table in the clubhouse. It is imperative that we have current email addresses for everyone.

Additionally, Greg has been very successful in posting important items on the Willow Run Facebook page. Many community members have seen these posts and we have had many responses to them. If you utilize Facebook, please join the Willow Run Facebook page for updates for community information. Facebook page is Willow Run Resort – St George UT

SUGGESTIONS

There are a number of items in the planning stages. As spring approaches, these will begin to take form and become a reality. We encourage you to add your suggestions to our list. There is a box on the right-hand side of the entrance to the clubhouse where you can leave suggestions and criticisms or you can email the board. wlrnboard@gmail.com

VOLUNTEER THANK-YOUS

We would like to thank Darcy Thompson for volunteering to replace the lightbulbs on the homes and in the common areas. Also, we would like to send a belated thanks to Ross Olson for his help with the lightbulbs previously. We would like to thank Doug Judd as well for his continued help with many projects around the community.

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With Warm Regards,
The Willow Run HOA Board
(Jim W., Greg K., Dale C., Joe W., Blake W., Lane J., Kent R.)