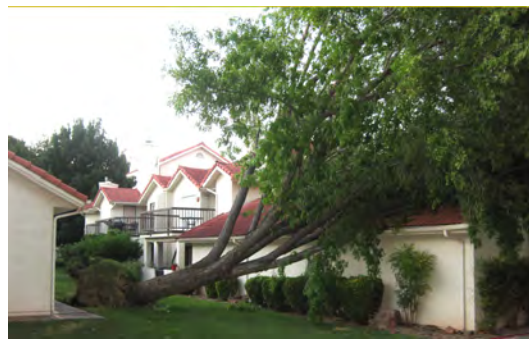


WILLOW RUN



AUGUST/SEPTEMBER NEWSLETTER

* PAST MONTH REVIEW:

August and the first couple weeks of September have been a continuing wild ride here at Willow Run. Not only has Covid restrictions kept us all unnerved and uneasy, but the intense, prolonged heat has as well. In addition the many months of extreme heat, little rain, and high winds have also taken a toll on our bushes, grass, and trees, and kept everything very dry. This situation has further caused a fungus to develop in grass areas and on some trees and bushes. A special treatment is underway. Also in an attempt to keep all plants healthy, watering was adjusted up a notch in some areas, and some areas were watered more frequently. This of course resulted in extraordinarily higher water bills for the last several months, nearly \$8,000 in August. The freak storm we encountered also caused havoc as you see pictured above. A crane was required to remove the large trees, and sprinkler lines had to be replaced. The J building roof and A building garages both need some repairs. In place of these trees and in several areas where the grass has died from the fungus, sodding will be done later in the year. \$5,000 plus in extra costs. Our gutter cleaning project was also put on hold until cooler weather returns.

* ANNUAL HOMEOWNER MEETING SATURDAY THE 12TH:

It was a beautiful day under the trees with 48 attendees plus 33 proxies. Our governing documents were reviewed, then a report of the projects completed. The **07/01/20 to 06/31/21 Budget**, which we are already 2 months into, was next. (**see attached**) Notice the many fixed expenses and projects already scheduled that eat up a big portion of the budget. We believe however it is a realistic budget and hope that we can hold to it or even better it and be able to pay an additional amount on the loan, or even pay it off as suggested by homeowners. Capital improvement projects were then discussed. Three projects approved and funded last year still need to be done this year. Two additional projects were reviewed: (1) A & J Bldg Stairs Rebuild, and (2) Valley View Drive Xeriscaping. **The stairs project** is a major safety issue where the stairs are now unsafe to walk on and must be replaced. **The Valley View Drive Project** is a continuation of the xeriscaping plan begun a couple years ago. The need has now greatly escalated. With the huge growth spurt in southern Utah, both the City and County are urgently requesting we all join in reducing water consumption. And it appears the Colorado river project may be in trouble. Willow Run used **12,431,560 gals** last year, plus **6,390,030 gals** in just the last 3 months. The City has offered to help with this project by taking out 5 trees and trimming all others. In addition there can be rebates for some of the xeriscaping. Homeowners unanimously approved funding by a special assessment of **\$300 due January 1st, 2021** rather than taking it from our reserve account. In addition to the water and maintenance savings, this project will also greatly improve our appearance and help in keeping our property values up. Julie Duncan and Blake Wride were voted back on the Board for another term.

* OTHER ITEMS TO NOTE:

- (1) The HOA's Property Insurance Policy Deductible will increase to **\$20,000 January 1, 2021**. Repair costs have sharply increased. A recent repair due to a simple water leak was over \$16,000. Since homeowners are each personally responsible for this deductible, the Board strongly recommends each homeowner include this with their own homeowner insurance policy. (Rules & Regs 23.1)
- (2) Replacing a lost FOB will now cost \$50, effective immediately. (Rules & Regs 9.1)
- (3) Effective January 1st, 2021, property management will change. More later.

Rob Forsberg, President, Blake Wride, Vice President, Julie Duncan, Secretary/Treasurer

Randy Ewell, Dale Curtis, Gaye Jensen, Tom Carter

Ryan Butterfield - FCS - (435)627-1776. email: willowrun@hoaliving.com

Log into: portal.hoaliving.com to access HOA Documents

[illegible]

WILLOW RUN 2020 - 2021 APPROVED BUDGET

	07/01/20 - 06/30-21	
<u>INCOME</u>		
Monthly Assessments	\$294,300.00	Fixed: \$225 x 109
RV Parking Fees	\$2,650.00	
Clubhouse Rentals	\$200.00	
Late Fees	\$500.00	
Reinvestment Fees	\$1,200.00	
Operating Funds Carried Over	\$43,682.06	Per FCS year end financials and bank balance verification
<u>TOTAL INCOME</u>	<u>\$342,532.06</u>	
<u>EXPENSES</u>		
<u>ADMINISTRATION</u>		
Property Management	\$8,502.00	Fixed - FCS \$6.50 x 109 (Renewal Date 12/31/2020)
Copies & Postage	\$2,000.00	
Fees	\$1,000.00	
Professional Services	\$1,000.00	
Other	\$1,000.00	Social etc.
<u>INSURANCE</u>		
Premiums	\$21,000.00	Fixed - AMFAM =\$1,583.91/mo (policy Nov1 to Nov1) US Liab=\$329.00/qtr Plus June pmt =\$1,583.91
Claims	\$0.00	With increase in deductible there should be no Association costs
<u>BUILDINGS & GROUNDS</u>		
Clubhouse/Pool Cleaning	\$3,600.00	Fixed: Cantinawest =\$224/mo (open ended)
Monthly Security	\$6,000.00	Fixed: Certified Fire =\$465/mo (Renewal Date 04/28/2023)
Pest Control	\$3,000.00	Fixed: All American =\$725/qtr (open ended)
Maintenance & Repairs	\$30,000.00	Fixed: Red Rock =\$350/mo=\$4,200 (open ended) In Process: Gutters=\$4,900; Sidewalk Coating=\$1,000; FOBs & Readers=\$1,500; Unit 54 Roof Repairs=\$1,000; Sidewalk Extension=\$1,200; Entry Light Repairs=\$600
<u>CAPITAL RESERVES</u>	\$19,620.00	\$15/mo per unit. (\$1,635 per month)
<u>LANDSCAPING</u>		
Monthly Service	\$48,000.00	Fixed: RainMaker =\$4,000/mo (open ended)
Repairs	\$15,000.00	Completed: Valve Project=\$8,050 from previous year; multi back yard repairs=\$4,000
Landscape Improvements	\$0.00	
Tree Service	\$20,000.00	In Process: Robinson Proposal 3955=\$5,200 / Proposal 3526=\$1,700 from last year; Trees Down=\$5,000
<u>BANK LOAN</u>	\$12,000.00	Fixed: Alta Bank =\$937.36 + Interest / mo (ends 05/20/2022)
<u>POOLS & HOT TUB</u>		
Gas	\$6,500.00	Dominion Energy
Monthly Pool Service	\$12,000.00	Fixed: Johansen Pool Serv =\$935/mo (open ended) Note: We pay no chemical charges
Pool Repairs	\$5,000.00	Need to power wash Indoor Pool Deck plus other ongoing maintenance costs
Other Pool Expenses	\$3,000.00	Completed: SWHealth inspection fixes: \$1,759.12
<u>UTILITIES</u>		
Cable TV / Internet	\$58,000.00	Fixed: TDS =\$4,781.72/mo (Renewal Date 02/25/2023)
Water	\$50,000.00	St George City
Electricity / Fees	\$10,000.00	St George City
<u>TOTAL EXPENSES</u>	<u>\$336,222.00</u>	
	<u>As of 06/30/20</u>	
UNION/CIT BANK BALANCES	\$43,682.06	
RESERVE ACCT BALANCE	\$44,856.59	
ALTA BANK LOAN BALANCE	\$23,112.92	

CAPITAL IMPROVEMENTS 2020 - 2021

FUNDED & APPROVED 2019 - 2020		
1. Seal Coat Indoor Pool Ceiling	\$1,000.00	
2. Paint Outdoor Pool Fence	\$1,000.00	
3. Repair & Paint Deteriorated Wood Fascia Areas	\$3,000.00	
TOTAL (from Reserves)		<u>\$5,000.00</u>
PROPOSED FOR 2020 - 2021		
1. A & J Bldg Stairs Rebuild	\$7,800.00	
Project Includes: Remove & replace 32 stair treads		
1 @ J203; 3 @ A205; 14 @ A206; 14 @ A208		
2. Valley View Drive Project:		
(1) - City to Remove 5 trees and Prune all Others	\$0.00	
(2) - Xeriscape Grass Areas on Both Sides of Sidewalk:		
a. Phase I - Sidewalk to Wall	\$25,000.00	
TOTAL (from \$300 Assessment)		\$32,800.00
b. Phase II - Between Sidewalk & Street (later)	\$15,000.00	
Project Estimate Includes:		
* Remove all grass		
* Replace all sprinkler Lines with Drip System		
* Underlayment & Multi - Rock Covering		
* 8 Artemisia, Wormwood		
* 12 Dwarf Olive		
* 24 Maiden Grass		
* 30 Oleander		
* 14 Red Yucca		
* 27 Texan Silver Leaf		
* 18 Variegated Mock Orange		