

January 02, 2022

Hello Fellow Homeowners & Friends, Happy New Year!

2022 has brought some changes to the Willow Run that we would like you to be aware of. This email will cover:

1. Property Management Changes
2. Paul Properties' new role for 2022
3. HOA Board representatives and area map
4. Going 100% digital
5. HOA monthly due increase reminder

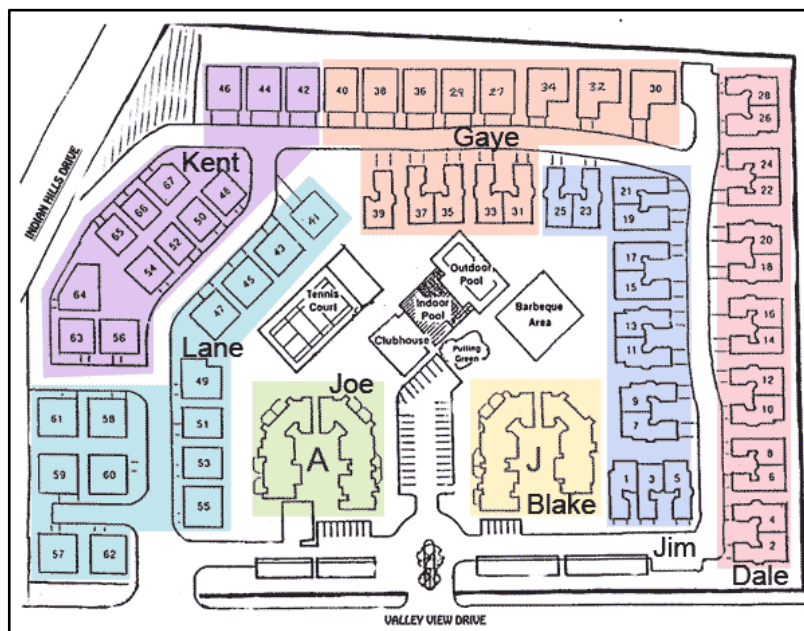
1. Please be advised that for the next year, we are no longer outsourcing our property management needs to Paul Properties, or any other third-party property management company. For 2022, the Willow Run HOA board will be taking a more direct approach to Property Management.

2. Paul Properties will continue in an accounting only role to help us manage our day-to-day receivables, payables, and financials. Nothing has changed to the way that we, as owners, pay our monthly HOA dues. NO action is required from you at this time.

3. The property has 109 units, and has been divided into 7 areas, with each board member representing an area.

If you have a property management need, or if you have a question, or a concern please send an email to [wlrnboard@gmail.com](mailto:wlrnboard@gmail.com) or reach out to your HOA representative.

Here is a map of all of the areas, the HOA board member representatives, and board member contact information. This information is also available on the website: [www.willowrunstg.com](http://www.willowrunstg.com)



Jim Wheeler	President	(801) 584-9608
Joe Wilkinson	Vice President	(801) 882-1744
Gaye Jensen	Secretary	(206) 406-5137
Kent Rampton	Treasurer	(801) 499-3251
Blake Wride	Board Member	(801) 995-5805
Dale Curtis	Board Member	(801) 380-7187
Lane Janke	Board Member	(385) 228-2593

4. With the launch of our new website, and the way that the board has divided the property into areas, we feel that this new Property Management model will:

- a. Facilitate communication with owners
- b. Improve management response time(s)
- c. Better align to our financial needs and goals

Moving forward, all forms, applications, reservation requests... are now available, and can be submitted online at [www.willowrunstg.com](http://www.willowrunstg.com) under the owners tab.

So.. if you are renting your unit and need to notify the board, or if you need to reserve the clubhouse or request a daily, weekly, or monthly RV parking lane reservation arrangement, please do so here:

[www.willowrunstg.com/owners](http://www.willowrunstg.com/owners)

5. If you are not already aware, or missed the notification, the Board has voted to raise the Annual Assessment by \$11.00 per month. The new monthly dues will be \$236 effective January 1, 2022. If you have auto-pay or auto-withdrawal set up with Paul Properties, the amount will adjust for you automatically.

The Board has been working very hard to manage our operating expenses and live within our budget. We realize that an increase in monthly dues is not easy for any of us, but to ensure that we properly maintain the community we all love so much, we feel this increase is important to our financial health and preparation for the "surprises" which happen as our buildings and properties age.

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With Warm Regards,  
The Willow Run HOA Board  
(Jim, Gaye, Dale, Joe, Blake, Lane, & Kent)