

WILLOW RUN

NEWSLETTER - April 2020



Greetings Fellow Willow Run Homeowners

*** CURRENT REVIEW**

•Following Governor Herbert's directive, the Board complied and closed our Clubhouse and Pool areas to all activity. We're all hoping and praying it won't be much longer till we can open up again.

•In spite of the ongoing pandemic, yard crews continue to work in our yards doing Spring pruning, cleaning, mowing, adjusting sprinklers, and making repairs. Other small projects such as stucco repairs and wall repairs are also being done.

•A company named American Maintenance has been contracted and is in the process of cleaning all rain gutters and roof valleys. This has not been done for a number of years and the accumulation of leaves and other gunk has caused some rain to back up under roof tiles and leak inside some units. We're hoping to have this completed by the end of April. Only a \$4,000 project.

•Since turning the sprinkler system on a few weeks ago, we have experienced a number of water leaks. Being over 30 years old, it appears our pipes and joints in many areas have become brittle and subject to cracking. A number of valves have also succumb to aging and had to be replaced. All pretty expensive repairs.

•Trees have also become a major problem all over our complex. Many are again 30 plus years old and have grown so tall their limbs have overrun roofs, walls, and power lines on Valley View Drive. And many limbs have become so heavy they are breaking off threatening property below. In a number of cases their roots have also grown very large and expanded in and under walls & patios, into sprinkler lines, and in some cases are threatening units themselves. As a consequence three trees were removed in March (including one of the very large palm trees in the outdoor pool area that was leaning against the indoor pool roof threatening damage to roof and walls - only \$2,500 to take that one out) and the Board has approved an additional 5 to be taken out in April.

The plan is of course to preserve all that can be properly trimmed and that do not threaten damage to our property.

•Our financial position is stable. From the increase in dues at our last Annual Meeting, we have been able to increase our Reserve Account from \$39,817 to our current balance of \$44,851.08. Also at the beginning of each month the Board reviews our financial standing and determines which projects are possible to be funded in that month. We have been fortunate in accomplishing a number of them, but with a rather large list that needs attention, we have to put those that are most critical first. Please therefore have patience with us as we work through the list always with the objective of staying within our means and budget.

*** LOOKING AHEAD:**

•Several years ago the previous Board subscribed to a xeriscaping plan strongly recommended by the Washington County Water Conservancy District to convert as many areas of grass and gardens as possible to xeriscape. The Conservancy District is acting on present needs and projections for increased water needs in the future which looks to be a major problem in the works. As far as I can tell the previous Board invested at least \$20,000 plus in this project, some rebates being received as an offset. You see the areas of rock around our community where this has been done. Then because of the North Wall lawsuit and other large demands on our funds, it was put on hold.

I am convinced it is a project we must now reconsider. Caring for all the grass and gardens we have has become extremely expensive. Consider some of the costs: general yard care \$4,000/month, yard & sprinkler repairs \$1,000/month, water costs as high as \$7,000 - \$8,000/month during the months of June - November. And water costs will surely go up as the demand increases.

We certainly don't want to take away any of the wonderful grass areas we use for recreation, but we have many areas no one ever uses or walks over. I believe we should definitely consider xeriscaping them.

I have therefore asked Gaye Jensen of our Board (and she has agreed) to head up a committee to review possible future areas to convert. Based on her findings and recommendations and in consultation with Ben of RainMaker, we can then determine how we should proceed in the future.

•We still need your help in stopping the dumping of unwanted items in the A and J building dumpster areas. A number of large items continue to show up requiring special dumpster runs to dispose of them. Please report any violations you see.

*** BOARD MEETINGS HAVE BEEN PUT ON HOLD.** *The Board will continue to work together by communicating over the internet as we have been doing anyway.*

Best Wishes to you all especially during this difficult time we are all going through.

Rob

BOARD MEMBERS

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

Randy Ewell, Dale Curtis, Gaye Jensen, Tom Carter

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