



## Newsletter - Fall 2021

### Greeting Fellow Willow Run Homeowners

#### **Thank-you Rob Forsberg, Randy Ewell, and Tom Carter!**

For those of you who may not know, our former Board President and friend, Rob and his wife, Merlyn sold their home in Willow Run last April and moved to Atlanta, GA to be near their daughter's family. Rob and Merlyn lived at Willow Run since the early days and were a key presence here. We wish them well in their new life.

Tom Carter and Randy Ewell both just completed their 3 year Willow Run Board term. We express our appreciation for their service and all of their efforts to make Willow Run safe, and beautiful!

#### **Meet the New Board**

The HOA Annual Board Elections for the 2021/2022 were held September 18, 2021.

Two positions had expired and two vacancies were filled. The results are as follows:

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

The Board held their first meeting after the close of the Annual Meeting. Their first decision was to set a goal to facilitate better communication between the Board and the homeowners. To do this we created 7 subgroups from our total of 109 units. Each Board member will get to know the homeowners in their group.

Group 1 (Jim): Units 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 35, 37, 39

Group 2 (Joe): A-Building Units

Group 3 (Gaye): Units 23, 25, 27, 29, 30, 31, 32, 33, 34, 36, 38, 40

Group 4 (Blake): J-Building Units

Group 5 (Dale): Units 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28

Group 6 (Kent): Units 42, 44, 46, 48, 50, 52, 52, 54, 56, 56, 62, 63, 64, 65, 66, 67

Group 7 (Lane): Units 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 60, 62

Paul Properties will continue their role of coordinating responses to problems and issues. However, if you would like to talk with someone from the Willow Run Board, please feel free to reach out to the Board Member for your group.

### **Update your Personal Home Owners Insurance to a minimum of \$20k**

Our Willow Run insurance policy for the complex has a \$20,000 deductible **PER UNIT** for interior or exterior damage (water leaks, roof damage, fire...).

- Each unit owner should have a personal home owners policy.
- Your personal home owners policy is used to cover first \$20,000 of any claim.
- Owners without adequate insurance will be held financially responsible for any gap between their insurance coverage and the \$20,000 deductible.

Owners should check with their own insurance carrier to verify if they have this type of coverage, known as an H06 policy. For a small fee you can add this coverage to your policy. Our agent for Willow Run is Alec Fawson and he is willing to answer any of your questions. Feel free to call Alec at (435) 865-6444. It is very important that you check this out.

### **Latest Goings On**

**Handyman** - At the July 16<sup>th</sup> Board Meeting this summer the Board approved hiring a local handyman with years of experience working with HOAs to help us catch up with the many maintenance projects, both large and small. For example, he recently rewired the light fixtures for the outside pool and front of the Clubhouse building that suddenly failed. He will be making the repairs to the fallen tree damage to the back of

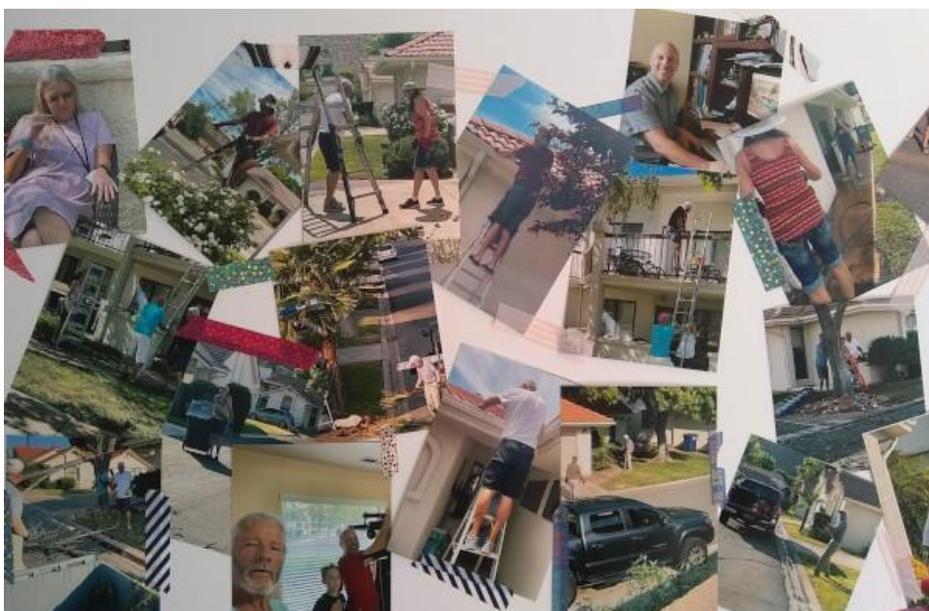
the A-Building garage and later on the 3<sup>rd</sup> story of the J-Building. We are currently putting together a master list of maintenance projects that needs to be accomplished.

**AC in the Pool house** - Back in late May the compressor for the air conditioning unit in the indoor swimming pool completely failed and was replaced in time for the Memorial Day Weekend. Two of the ceiling exhaust fans out of four in the indoor pool also malfunctioned this summer. They are over 30 years old and the Board has approved ordering a replacement system. Due to world shipping issues and other concerns, it will likely be another month before the parts are here.

**Pest Control** - All American Pest Control will be at Willow Run property the week of October 4th-8th to spray for bugs. If you would like pay them to spray inside of your unit, please contact them at: (435) 628-9377

## The Willow Run Volunteers

The "Willow Run Volunteers" are a group of folks who love to do things to make Willow Run look nice and save the HOA money. They have trimmed numerous trees and palms, and in one case, removed an entire tree. One of their biggest projects has been to clean all the gutters on the first level, homes and condos, and to install foam debris barriers in the gutters most impacted by the trees. That project is expected to be completed by October 15<sup>th</sup>.



*Current projects and meet times will be posted on the facebook group and on flyers at the Clubhouse and pool. Everyone is welcome, to not only join in, but to suggest other projects that we can tackle. The Board is looking forward to planning several work parties next year, such as painting the outside wall!*

## Next Steps for the New Board

The Board's next meeting will be Saturday, October 9, 2021 in the Clubhouse at 1 pm. Our focus will be on creating a plan to address the many needs of Willow Run, including, but not limited to: trimming and removing problem trees; addressing sprinkler and watering issues; continuing maintenance/ repairs to condo stairs; plastering the many areas of stucco damage from over the years, and of course, many more.

### **Come have fun in the Clubhouse**

- A few neighbors have organized Wednesday nights at 6:30pm to be Game Night at the Clubhouse. Just show up, get to know someone you may not know, and have a good time. Feel free to bring your own beverage and a snack to share.
- We have a new, very nice treadmill in the clubhouse, and the exercise bikes are now plugged in and working. We also rearranged the furniture, so stop in and take a look when you can
- A couple of the Volunteers have found an amazing  $\frac{3}{4}$  pool table with all the accessories for \$400, plus professional pool table movers for \$250.00. The table is coin operated which will raise money for future improvements to the Clubhouse. This project is not funded by the HOA but by those of you contributing to the effort. If you are interested in donating, contact Board member, Joe Wilkinson noted above.

### **Owners Who Rent Out Their Units**

Owners who rent out their property are required by our Rules and Regulations 5.1, 5.2, 5.3 to submit a "Rental/Lease Information Form" to our property manager: Paul Properties, phone (435) 674-3444, and email [office@paulpropertiesinc.com](mailto:office@paulpropertiesinc.com).

This includes all rentals, both long term and 30 day (airbnb, Vrbo, KSL, Craigslist, ... ect) rentals. As a reminder, as per city ordinance, and community rules (5.1) 30-Day Rental Rule – Rental of any Unit or Townhome for less than 30 days is not permitted.

Why is this important? There are times when we need to contact the person actually living in the unit, especially in case of an emergency at the complex. Please note that failure to comply can result in a fine of \$120.00.

**Let's keep Willow Run beautiful and lovely the way it has always been!**