



NEWSLETTER

January 2021

HAPPY NEW YEAR TO YOU ALL

We are definitely in the Winter season with barren trees, dormant grass, and colder weather. It's not really a pretty site here at this time of year, but our clubhouse, indoor pool, and hot tub are still happy places to enjoy.

HERE'S A FEW ITEMS TO TAKE NOTE OF:

- * WE HAVE NOW TRANSITIONED TO PAUL PROPERTIES where monthly dues must be sent and where all questions and requests must be addressed. (Note how to contact them below.) We of the Board are extremely happy to welcome Paul Properties with us, and appreciate all the help they've given with the transition. We look forward to all homeowners getting to know them and working with their great organization.
I do have to be honest and report to you that the transition has been rocky since mid November when FCS unexpectedly terminated their services with us. We were later able to convince them to reinstate all services and continue through the contract, which ended December 31st. We're now just waiting to receive our records and funds and hoping all data dumped from their computer in November was reinstated fully and correctly so our December reports are accurate.
- * BECAUSE THESE TRANSITION ISSUES MAY AFFECT YOUR MONTHLY STATEMENT scheduled to be sent out later this month by Paul Properties, we want you to be aware it may only show the February payment due and may not include December payments and the December ending balance. Paul Properties will do their best to update these statements with the December activity and December ending balance if they receive our records from FCS in time. If not, any corrections needed will be made on a subsequent statement.
We'll appreciate your patience as we work through this issue.
- * THE PROPERTY INSURANCE POLICY DEDUCTIBLE we as homeowners are responsible for, was increased to \$20,000 January 1, 2021. The Board strongly recommends all homeowners include this deductible in their own homeowner insurance policy. (See Rules & Regs 23.1)

(over)

- * A REMINDER OF THE \$300 SPECIAL ASSESSMENT that was unanimously approved at the Annual Homeowner's Meeting for A Building stairs replacements and Valley View Drive xeriscaping. This special assessment was due January 1, 2021 along with our \$225 regular monthly dues. If you haven't yet sent that in, please do so as quickly as possible so we can move ahead on these necessary projects.
- * THE MAJOR PRUNING OF OUR BUSHES HAS STARTED and will continue into the spring. As I previously noted, roses are of particular concern. They are best pruned low to affect good growth the following spring, which is what we did last year. I asked previously that anyone who wished to prune roses around their unit themselves should let me know by December 15th so the yard crew would skip over them. There were no responses so the yard crew will proceed to prune all roses in the complex.
- * JULIE DUNCAN HAS LEFT WILLOW RUN and has consequently resigned from the Board. She has faithfully served as our Secretary/Treasurer for several years and has been a stalwart board member to our association both in that assignment and in assisting with many projects. She has played a big part in getting the transition to Paul Properties completed. I can only say that she and Gary will be sorely missed.
- * GAYE JENSEN, presently on the Board, has agreed to assume the position of Secretary / Treasurer in Julie's place. We appreciate her willingness to serve in that position and consider her and her husband Ray as valued Willow Run residents.
- * OUR NEXT BOARD MEETING IS JANUARY 15TH, 2021, 8 am in the Clubhouse. Many important issues will be discussed and some voted on for the upcoming year. All homeowners that are able are encouraged to attend and help us determine the future of Willow Run.

From Rob Forsberg, President

*Rob Forsberg - President, Blake Wride - Vice President, Gaye Jensen - Secretary/Treasurer
Randy Ewell, Dale Curtis, Tom Carter*

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