

March 2010

Newsletter

WILLOW RUN HOMEOWNERS ASSOCIATION

Board of Directors

President:

Bert Cole

Vice-President:

Moe Hinton

Secretary/Treasurer:

Rashell Westphal

Directors:

Richard Sisam

Harry Jeffs

Steve Porter

Board Meetings are generally held on the second Saturday of each month at 8:00 a.m. at the clubhouse.

Contact Information

F1 Property Management
1173 S 250 W, Ste 205
PO Box 1449
St. George, UT 84771
(435) 652-0565
Fax (435) 652-0566
f1property@infowest.com

HOA Voting The current CC&Rs require 67% of all members to vote in approval to increase the dues, pass a special assessment, or amend the CC&Rs. It has always been very difficult to get this many voters to even vote. The Board will be putting together an amendment to the CC&Rs to change this to a majority of THOSE PRESENT (either in person or by proxy) so that the people who take the time to send in a proxy or attend a meeting can make the decisions and not be dependent on those that don't care. This amendment will be voted on at the next Annual meeting.

PAINTING DOORS

The doors on your unit are each owners responsibility. Many owners have said they would like to paint their doors since the units are being painted. Rather than have each owner submit a color to the Architectural Committee for approval, the Board previously approved one color for all doors. The Board hesitates to do this, but the **required color for the doors is being changed**. The color, when painted on, does not look at all like the sample obtained, and many owners have already voiced their dislike of it. As such, the color is being changed to better match the stucco. If you hire Alpine Painting (currently doing the homes) to do it, they will paint your doors the same color as the stucco. The color of the poles in the covered parking area, which is very similar, can also be used. You can contact our office for the paint color formula. We apologize for any inconvenience. If you have already had your doors painted, feel free to contact F1 Property Management as the Board would like to try and work something out with you. Please note that if you want to use any other color, permission would have to be obtained by the ACC. We have a couple of contractors that know the colors. You can contact them directly:

*Randy Wright: (435) 632-3917 Approximately \$100/door (\$150 for French doors)

*Alpine Painting: (435) 632-9804 Approximately \$60/door

PAINTERS

Please help keep costs down by letting the painters do their work. If owners keep stopping them to talk or ask questions, they have to stop and re-start their work, which ruins their flow and makes them take longer. Please be courteous and let them do their job. If you have questions, direct them to F1.

SIGNS



Owners can have one "for rent" or "for sale" sign at their unit, but the sign may not exceed five square feet.

WATER

Please be aware that all water, inside and out, is paid by the Association. Please allow HOA vendors, like the painters, to use your water because they have been given permission by the HOA. Even if they are using your hose bib for the neighbors home, it is all coming out of the same fund. Thank you!