



# WILLOW RUN HOA

## March 2017 Newsletter

### Community Updates

We are sad to hear about the passing of Earl Reed in February. He owned Unit A204 and spent many hours volunteering his time at Willow Run.

### Parking

#### Carports:

- ♦ If you do not own a condo in the A or J building, please do not park in the carports.
- ♦ Please do not park your trailer or recreational vehicles in the carports. You can park them 72 hours only, in the over flow parking areas.
- ♦ The carports are not for storage . . . licensed vehicles only.

#### Street Parking:

There must not be obstructions on the streets to prevent emergency vehicle access to the property. Oversized trucks parked on both sides of street create an obstruction. Oversized trucks need to be parked in a garage or fit in a driveway without extending into the street. We have overflow parking for this purpose.

### Pool and Clubhouse Reminders

- \* We do not allow scout groups, church groups or teams in our pools or clubhouse. These facilities are exclusively for owners and their immediate family. Our pool capacity is 48 people. The internal systems for our indoor pool & spa take a beating with over crowding. We have been forced to close the spa and pool several times for repairs due to over usage of the pool.
- \* Large inflatables and water guns can be used in outdoor pool only. Food is not allowed in pool area. Water bottles are fine.
- \* You are responsible for anyone you allow entrance into the facilities.



Bug Blasters will be in our community on March 17th to spray for bugs.



Please let them know if you would like them spray inside unit: 435-229-7701.



Our March board meeting will be held on Saturday, March 18th at 10:00 a.m. at our clubhouse. We hope to see you there!

Spring is a perfect time to get your vents cleaned! Dirty vents lead to fires! Please make sure that routine preventative maintenance is being done so that we don't have an unnecessary incident.

### WILLOW RUN CONTACTS

#### HOA Management Company

FCS Community Management

Greg Gardner-Community Manager  
manager@hoaliving.com

3143 S 840 E Suite 325

St George, UT 84790

435-627-1776

#### Board of Directors

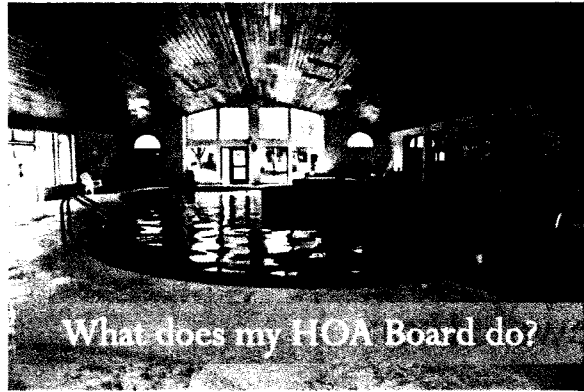
Lori Nielsen/President/435-705-8150

Joel Erickson/Vice President

Lisa Roach/Treasurer

Jenny Arganbright/Secretary

David Bailey



Your HOA Board is elected to manage many different duties concerning your Community. When you purchased your property, you probably purchased because you felt that the community had a very attractive appearance and was maintained well. An attractive community not only creates happy residents but also increases property values. Your Board makes their decisions based on what is in the best interest for your community. They listen to concerns and ideas from the entire community and then make decisions based on National, State, and City laws as well as the communities Covenants, Conditions and Restrictions (CC&Rs) and Rules and Regulations. Depending on what the issue is, they would get information gathered from other sources that have knowledge pertaining to that particular issue to aid in making the decision.

Part of their duties are to uphold the Rules and to enforce the CC&Rs. These rules are in place to protect your community not only for property values but also so that your HOA does not get in a position of being sued. There are some rules that may not seem like they would be important, but they are in place so that you or your neighbors are not at risk. Every homeowner helps to pay for the amenities repairs and upkeep so it is crucial that the rules are followed so that the costs don't increase for everyone. The Board makes and enforces the rules to increase the life of the amenities and to keep the liability of the HOA at a minimum.

The future of your HOA is based on making sure that financial matters are handled in the best and most cost efficient way possible. There are laws that require that a Reserve Study is done and it is the Boards fiduciary duty to manage this study as well as any other financial needs to make sure that funds are available to cover costs as they occur.

These are just a few of the responsibilities that the Board has. They are a great group of people that have jobs and families and have elected to volunteer their time and efforts to serve on the Willow Run Board. They spend countless hours helping to make your Community a pleasant place to live or to visit if this is a vacation home.

We always welcome anyone that would like to volunteer to help on any projects or committees. The Board meetings are a great place to come and voice concerns or to find out what is going on at Willow Run. Our next Board meeting is March 18th at 10:00 am in the clubhouse. If you have any issues or questions, please feel free to reach out to the HOA Management Company, FCS Community Management at 435-627-1776 or you can email them at [manager@hoaliving.com](mailto:manager@hoaliving.com).

Thank you for making Willow Run a wonderful place to live!

