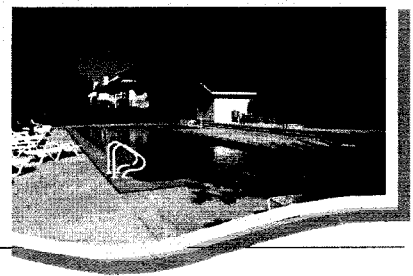


November 2014

Newsletter



WILLOW RUN HOMEOWNERS ASSOCIATION

Board of Directors

Lisa Roach
President
Doug Judd
Vice-President
Lori Nielsen
Secretary/Treasurer
Walt Jones
Sharee Killpack
Matt Hartman
Jenny Koolhoven

Board Meetings are generally held on the second Saturday of each month at 10:00 a.m. at the clubhouse or via teleconference.

Contact Information

F1 Property Management
491 E Riverside Drive, 1B
PO Box 910069
St. George, UT 84791
(435) 652-0565
Fax (435) 652-0566
f1property@infowest.com

EMAIL ADDRESSES

We want your email address! Please email F1 Property Management, with subject line "Willow Run EMAIL" and include your name, unit number, and email address in the text of the message.

Insurance Deductible Change

Beginning December 1st, the HOA insurance policy deductible will increase from \$5,000 to \$10,000. Owners are responsible for the deductible if a claim is associated with your unit. We encourage you to have a personal HO6 policy that covers the deductible. Please see attached information from your insurance agent on this issue.

Pool Paddles

The white pool paddles that should be attached to your keyfob have been replaced. There are still a few units that have not picked up their new yellow pool paddle and those keyfobs have been turned off. The new pool paddle **MUST** be attached to your keyfob at all times. **Going forward all keyfobs used that are not attached to paddles will be confiscated and keyfobs associated with any pool paddles that have not been picked up will be turned off.** We appreciate your cooperation as we update these for better tracking and security.

The RV Parking rules have been updated as follows:

Long-term RV parking is available in the RV lot at the Northeast corner of the property. Stalls are rented on an annual basis to homeowners on a first-come first-serve basis through the Property Management Company. One stall only is allowed per homeowner. This area is for **current licensed Recreational Vehicles** which can include motorhomes, boats, cars, trailers and towing vehicles. No junky vehicles, dead storage or trash is allowed. **No commercial vehicles, trailers, equipment or storage of any commercial materials of any kind is allowed.**

****The parking area will be redesigned and restriped before January 1st.**

FOR SALE



*This section of the newsletter will feature the Willow Run units that are for sale. If you want to be included, please email your unit number and contact person to F1. If your friends want to know how they can become a part of Willow Run, just let them know about these units for sale! (Let us know if the unit has sold also.)

****NONE SUBMITTED AT THIS TIME**

8/2018

Greetings!

As many of you may have noticed, we have had an ongoing issue with parking that is causing congestion on our streets. We have had instances occur where emergency vehicles have been unable to pass on our streets due to the vehicles parked there. Sadly, this has caused frustration to our City emergency personnel and any owner who is seeking their help. Recently, we have had an increased number of our residents and guests who are visiting Willow Run with their trailers, ATV's, RV's, and boats. However, our community has extremely limited parking for these large vehicles and trailers which are causing additional congestion.

In order to maintain the quality environment we have all come to love while living at and visiting Willow Run, I wanted to take a moment to remind everyone of our CC&R's and Rules & Regulations.

Our Rules & Regulations state that residents are encouraged to park in their garages, driveways or assigned covered parking spaces (for the A and J buildings). We have guest and overflow parking immediately in front of the A and J buildings, between the A and J buildings, in front of the clubhouse, and the parking across from Unit 30.

Our CC&R's state that "no boats, trailers, large trucks and commercial vehicles shall be parked within the Association, except in designated RV Parking Area and subject to any rules, regulations, or limitations placed on such parking by the Board of Directors." However, our Rules & Regulations do give us additional guidelines on this.

Additionally, our Rules state that trailers, boats, and RV's, etc. may park in guest and overflow areas for up to 3 nights unless permission is received from the Management Company for an extended period.

The Rules continue to note that because our streets are so narrow, parking on the street must be kept to a minimum. **There must always be adequate space for emergency vehicles (fire trucks and ambulances), garbage trucks, and yard maintenance trucks and trailers to pass through.** No parking is allowed in red zones. If it is necessary to park a vehicle of any kind on the street, it must not block access as noted above, **must not block other Resident's driveways on either side of the street,** and must fit in one stall of the overflow parking without blocking the street.

Willow Run does have some long-term RV parking that is available in the RV lot at the Northeast corner of the property. These stalls are rented on an annual basis to homeowners on a first-come first-serve basis through the Management Company.

Hopefully this will assist you in locating a suitable and proper place for your trailers, ATV's, RV's and boats. We hope and encourage that all of the owners and guests will to do everything they can to maintain the quality environment we all love at Willow Run.

The Board has formed a committee to assess the parking and street issues. If you have any suggestions, comments, or concerns, please do not hesitate to contact Management or myself.

All my best,

Jenny Arganbright
President, Willow Run HOA