

# WILLOW RUN

## NEWSLETTER - September 24, 2019

**Greetings Fellow Willow Run Homeowners.** Having recently completed our 2018-2019 fiscal year, and our year-end annual HOA meeting, I'll give a brief report on prior year events; where some current issues stand; and a report of our recent annual HOA meeting.

- ♦ **Prior Year** - All roads were patched and seal coated; the north wall lawsuit ended with a minimal settlement; a 5-year landscape improvement program was begun, with a drip system and improvements completed in many areas; roof repairs for all units (including the A & J buildings) began, and is ongoing; several water leaks inside units were addressed; many sprinkler system repairs were made; and the security system around the pool and tennis court areas was necessarily upgraded.
- ♦ **Current Issues** - Regarding the north wall repairs, a recent soil test was done and preparations are under way to repair the section addressed in the law suit. Other problem sections may have to be addressed in the future; tree issues with both limbs and roots continue to be identified and must be addressed; all roof repairs will be completed in a few weeks. This project has included replacing failing tiles, roof vents, skylights, valleys, and asphalt shingles around AC units of all units including the A & J buildings.
- ♦ **Annual HOA Meeting & Potluck Lunch** - From the <sup>40</sup>many who were able to attend, it has been reported as very worthwhile and productive. A big thanks goes to the many homeowners who so willingly participated by expressing ideas and enthusiasm toward keeping our community healthy and running smoothly. For those not able to attend, here is a recap: Thanks was expressed to outgoing president Jenny Arganbright who is moving, and to retiring boardmember Dave Bailey for their years of service; the main topic of discussion centered on the budget for this year along with capital expenses needed. I issued a strong plea for all homeowners to become acquainted with our 2016 reserve study, outlining what the future years may require in order to keep Willow Run in the great shape we all desire. (For details on the budget and capital expenses approved for this fiscal year of 2019-2020, see attached forms) Based on our review and discussion of these needs, it was proposed and unanimously agreed by all homeowners present, that we need to begin a program to increase our reserve fund for future needs. Consequently it was voted again unanimously to raise the dues by \$25 per month. In addition it has been determined that there is a need (this year we are in) to the amount of \$11,000. You can see the detail on the attached forms. Most of this amount covers equipment replacement needs to keep our pools and spa running properly. Not wanting to use any of our present reserve funds (\$39,811.64) it was proposed and again unanimously voted to use a special assessment of \$100 for these capital improvements.  
So please note the schedule for these to take effect: Dues will be raised to \$225 per month beginning with our payment due in November, and the special assessment of \$100 will be due along with our regular February dues. Ryan or I <sup>(Pat Forsberg)</sup> will help answer any questions.  
A final item of our annual meeting was the election of 6 board members: Rob Forsberg, Julie Duncan, Randy Ewell, Dale Curtis, Tom Carter, and Gaye Jensen. Blake Wride automatically continues. As you see, we went back to a 7 member board. Voted as officers: Rob Forsberg, President, Blake Wride Vice President, and Julie Duncan as Secretary Treasurer.
- ♦ **In conclusion**, it seems this year will probably be a catchup year for funds, particularly our reserve funds, and getting necessary maintenance done such as pool equipment, tree control, sprinkler control, and some painting. Lets all be vigilant to our needs and safety.  
Thanks and God Bless. Rob Forsberg, President (next board meeting Oct 12, 2019 10 am)

- ♦ Attachments: (1)Annual Meeting Cover Sheet (2)Current Budget Report (3)Reserve Funds Suggested Report

# WILLOW RUN



NEWSLETTER - NOVEMBER 2018

## NEWS REPORT

➤ DRIP LINE install is nearly complete, and we have received several thousand \$s in City rebates. Keep an eye out for problems



➤ ALL ROADS have been repaired and seal coated. Touch up and some warranty work will be next spring.

➤ NEW SECURITY SYSTEM at the pools and clubhouse is fully operational, monitoring and recording continuously. Audible notice is given before closing, and warnings given if sensors detect after hours entry or damage-causing actions.

➤ OCTOBER 19 a great community social with food and entertainment was enjoyed by many.



## REMINDERS

- **PARKING:**  
Will always be a #1 issue because of our narrow streets and lack of adequate spaces. So please:
- (1) if in A or J buildings park in your marked, covered stall; Save parking spaces in front of buildings and between buildings for guests and overflow parking;
  - (2) for all other units park in your garage or driveway, and avoid driving on the grass and sprinkler heads.
  - (3) help those visiting your unit avoid parking problems by communicating above reminders to them.
  - (4) communicate all suggestions & concerns to:  
Ryan Butterfield (435)627-1776 or [ryan.butterfield@hoaliving.com](mailto:ryan.butterfield@hoaliving.com)  
Jenny Arganbright, President (801)641-5667 or [jennyarganbright@gmail.com](mailto:jennyarganbright@gmail.com)



## NEW & FUTURE ACTIONS

➤ RV PARKING AREA  
BOARD HAS APPROVED:

(1) STALL #11 FOR SHORT-TERM RENTALS.  
COST IS \$50 PER WEEKEND. CONTACT:  
RYAN BUTTERFIELD (FCS) (435)627-1776 OR  
[ryan.butterfield@hoaliving.com](mailto:ryan.butterfield@hoaliving.com)

(2) A 3X INCREASE IN ANNUAL RENTAL RATES:  
CONTACT RYAN ALSO FOR INDIVIDUAL YEARLY  
RATES & AVAILABILITY. CURRENT ANNUAL  
RENTERS WILL BE PERSONALLY NOTIFIED OF  
THEIR NEW 2019 RATES BY NOVEMBER 30TH.

(3) INSTALLATION OF LIGHTING & A SECURITY  
CAMERA DUE TO RECENT THEFTS.

➤ ROOF PROBLEMS  
BOARD HAS APPROVED:

(1) A REVIEW OF ALL ROOFS BY STOUT ROOFING  
COMPANY.  
AFTER 30+ YEARS ALL ROOFS ARE SHOWING  
DETERIORATION AND SEVERAL HAVE ALREADY  
REQUIRED EXTENSIVE REPAIRS.

(2) THE BOARD HAS THEREFORE VOTED TO  
PRESENT THE STOUT FINDINGS ALONG WITH A  
PROJECTED REPAIR SCHEDULE AND A SPECIAL  
ASSESSMENT PROPOSAL TO ALL HOMEOWNERS  
FOR REVIEW AND APPROVAL. DETAILS TO COME  
SHORTLY.