

Greenerhills Homeowners Association
Fall 2021 Newsletter

Annual Assessment...

Your Annual Assessment is **DUE** January 1, 2022. The new amount is \$2,000. However, the Board will continue to offer a reduced rate if paid in full during the month of January. The discounted rate will be \$1,800 if received by management on or before January 31, 2022.

Quarterly payments are an available option, with payments of \$500 due on January 1, April 1, July 1 and October 1. Late fees of \$25 will attach if payment is received after the 15th on any of those months.

If payment has not been received by February 1, 2022, all unpaid accounts will be charged a late fee in addition to the full yearly assessment.

A brief summary of the Annual meeting on December 4, 2021...

We were able to make quorum with 38 Lots represented in person or by proxy. Laura Hunt was elected to the Board for a two year term. The increase to the Annual Assessment was approved. The Reinvestment Fee was approved, now added to the CC&Rs and recorded with Wasatch County.

There are six new Owners in Greenerhills this year on the sale of Lots or houses. There are currently two houses under construction, with more planned for next year. The Architectural Review Committee has standardized paint colors in addressing Light Reflective Value (LRV) thereby streamlining the approval process in this area.

The Capital Improvement project for Fiber Optics has been completed. Following the survey to Homeowners in March, the Board approved this project. The contract was signed in April and work began in May and continued through August with engineering and the laying of the Fiber Optic lines. Homeowner installation began mid-August and was completed before Thanksgiving. The HOA was credited with 25 Homeowners signing up for service, so the contracted amount originally for this project was reduced from \$40,720 to \$26,044. Additionally, there will be added saving to the HOA on the yearly costs for gate operations.

Following an updated Reserve Study, it was determined that additional funding was needed for the reserve account. The biggest expense is road maintenance and future costs of materials for the roadway. The Board will continue to monitor the situation and adhere to yearly crack sealing, and slurry sealing the roadway as recommended.

Reminder...

There is no street parking during the winter when snow plowing is operational. Remember to drive slowly during inclement weather when the roads become frozen and allow plenty of distance for stopping before you reach the gates.

Sincerely, The Greenerhills Board of Directors