

Greenerhills HOA – Fall 2023 Newsletter

The final Wasatch Reserve Study Analyst Report (“Reserve Study”) is now on our website (www.greenerhillsheber.com). The Reserve Study, the HOA’s proposed budget, and the 2024 annual assessment (HOA dues) will be discussed at the annual meeting in December.

Also at the Annual Meeting, an election will be held for one of the Board of Directors positions. Laura Hunt’s term will expire at the end of the year and she has announced that she will not run for another term. If you are interested in serving on the Board of Directors of the HOA, the Board asks that you advise Bridge Street Property Management in advance of the meeting. Because many of our Owners vote by proxy, it is important that they have the opportunity to evaluate, before providing their proxy vote, all candidates who are running for the position. Please send a short paragraph about yourself and how your talents and experience will benefit the HOA as a Board member.

The members of the newly formed Landscape Committee are Debbie Harber, Jan Gaumer, Bob Morrison, and Chris Parker. Sharilin Miller will be the Board’s liaison with the committee. The committee will explore and evaluate projects to beautify the neighborhood on HOA-owned property and present those opportunities to the Board, along with cost estimates for the proposed work. The Board will determine which projects can be accomplished within the HOA budget, and which can be budgeted for next year and years following.

The Summer 2023 Newsletter incorrectly stated that the slurry sealing of our roads had been done, when it should have stated that the crack sealing had been done.

On August 28, 2023, Bridge Street Property Management was contacted by Wasatch Sheriff’s Department and told that a vehicle had driven off Lake Creek Road and damaged the HOA fence. Bridge Street presented a claim from the HOA for damage to the fence to State Farm, the vehicle’s insurer. The HOA repaired the fence and State Farm paid the claim in full.

As noted in the Summer 2023 Newsletter and at the most recent Board Meeting, the amendments to the CC&Rs dealing with parking outside garages or accessory buildings were approved by ballot by a majority of votes of those who returned ballots. Unfortunately, a majority vote of the entire membership is required to change the CC&Rs, not merely a majority of those voting, so the CC&Rs must remain as written absent another vote in which a majority of the membership entitled to vote agrees with the change. Until such time, the CC&Rs, as written, allow no exception to the requirement to park all vehicles (except one recreational vehicle or trailer) in a garage or accessory building. Additionally, as written, the CC&Rs do not specify that the prohibition on outside parking applies only to vehicles parked overnight. Therefore, as written, the CC&Rs prohibit parking any vehicles (except one recreational vehicle or trailer) outside, either day or night. The Board will make one more attempt to seek approval of one or all of these three changes: (1) specifying that the

prohibition applies only to vehicles parked overnight; (2) allowing up to four vehicles to park outside a garage or accessory building; and (3) allowing exceptions for up to thirty days during each quarter in which six additional vehicles could be parked outside overnight. If all members are eligible to vote (those who are indebted to the HOA at the time of the vote, for example, are ineligible), each of the amendments will require an affirmative vote from 26 of the 51 members. If you are in favor of any or all of these amendments, you should return your ballot and **encourage your neighbors to respond**. The new ballots to be sent soon.

The next Board meeting will be the Annual Meeting at 9:00 A.M. on Saturday, December 2, 2023. It will be held at the same location as last year's Annual Meeting, the Community Room of the Heber City Police Department located at 301 South Main Street, Heber City. (A draft of the minutes from the 2022 Annual Meeting are posted on the HOA website and are pending approval at this 2023 meeting.)