

## Greenerhills Homeowners Association Winter 2023 Newsletter

Annual Dues of \$2,000 were due January 1, 2023, with a reduced rate of \$1,800 if paid during the month of January. 48 of our Owners timely paid their dues and were able to get the \$200 discount for prompt payment. Unfortunately, 3 Owners did not meet the deadline, so must pay the full \$2,000. Late fees will be charged to those Owners, and interest will accrue as required.

Quarterly payments are allowed without incurring a late fee as long as the quarterly payments are timely. Of course, the \$200 yearly discount does not apply if payments are made on a quarterly basis. None of our Owners opted to make quarterly payments.

Please remember that the Greenerhills HOA governing documents prohibit burning any trash, rubbish, garbage, waste, yard trimmings or any other debris. This includes construction debris! Be a good neighbor and remember to keep our neighborhood safe by following our documents. Fires create a safety hazard even when there is snow on the ground, especially when we have strong winds, as we often do.

Vehicles should not be parked on the street unless they fall within limited exceptions in our governing documents. Street parking is not allowed at all during a time when the streets need to be plowed to remove snow from the roadway. Parking on the street when parking is prohibited also creates a safety hazard for anyone using our roadways, residents and visitors alike. Remember that unsafe conditions can present situations where the HOA is exposed to legal liability, which could result in financial exposure to every member of the Association.

Please return your parking surveys as soon as possible so that the Board will know what our Owners prefer regarding expanding the CC&R provision that currently restricts parking on a Lot to vehicles parked in fully enclosed garages or accessory buildings. (One recreational vehicle is allowed to be parked outside.) The Board will propose a change to the CC&Rs after these surveys are returned and each Lot Owner will have an opportunity to vote for the proposed change at that time.

Bridge Street Property Management now has our gate security system running properly and has issued construction codes for all contractors currently involved in building projects in our neighborhood. Contractor codes are programmed to work only during approved construction hours, which will prevent contractors from entering Greenerhills at times other than those approved hours.

Owners' codes will be changed as well to increase the security in our neighborhood, as many of those codes have been used through changes in ownership, codes from past clients have been given by realtors to new clients, and otherwise shared with many who should not have access to Greenerhills. If your gate code should be changed, please contact Tim Jones at Bridge Street so he can arrange for that change.

At the Annual Meeting, held on December 3, 2022, a quorum of 22 Lots were represented in person and 15 were represented by proxy. The membership elected two new Board members, Sharilin Miller and Brian Harber. At the Board meeting January 18, 2023, the Board appointed Sharilin as our new HOA President and Brian as our Treasurer. Laura Hunt, whose term won't expire until December 31, 2023, will again serve as Vice President. Visit [Greenerhillsheber.com](http://Greenerhillsheber.com) to view the draft of Minutes from the Annual Meeting. The HOA membership will have the opportunity at the 2023 Annual Meeting to vote on approval of that draft. Minutes from past Board meetings also are available on our website.

The next Board meeting will be held at Bridge Street Property Management offices on Wednesday, March 15, 2023. If you haven't returned your parking survey forms yet, you can deliver them in person at the meeting.<sup>1</sup>