

ROLLINS RANCH

HOA NEWSLETTER

Annual Meeting

The annual meeting will be held Thursday, February 9th at 7:30 pm at the Mountain Green Elementary school. All homeowners are invited to attend.

Annual Meeting Agenda

The agenda will include: a review of HOA financial statements, approval of the 2017 budget, voting for a Master HOA Concept for common area (see below), voting for new board members, report of HOA actions and future projects. If you are interested in serving on the board, you need to be nominated and seconded by a fellow homeowner. Homeowners will vote on the proposed names by written ballot. You do not need to be present to be nominated and voted in.

Proposed Concepts for HOA Common Area

Last year at the annual meeting homeowners shared ideas for improvements to the common area. Homeowners were given the opportunity to submit thoughts and vote on improvement ideas for the common area via an online poll. Results were and are posted online. The board then choose a committee of volunteer homeowners to take the results of the survey and prepare a couple of concepts for homeowners to choose between. Please come to the annual meeting to vote on one of these concepts. Once a concept is chosen the committee can then gather bids. Once that is done the HOA board can present the concept with costs and financing options to homeowners for approval. The HOA board asks for you to support the HOA by attending the annual meeting and vote for a Master Common Area concept.

HOA Website

Go to www.rollinsranchhoa.com to find all HOA governing documents, schedule of fines, contact information for the management company, submit questions and minutes for all HOA meetings.

HOA Covenants

The HOA board is committed to enforce the HOA covenants. Please contact the management company if you have a question or concern about the HOA covenants.

Park Strip Trees

Download the master tree map on the HOA website. The HOA requires a certain size and variety of trees to be planted. The architectural committee will not release the bond on the property until the home meets the tree requirement.

Projects Requiring Authorization by the Architectural Review Committee

HOA covenants state that, "No major improvements, including without limitation, the construction of any residence, garage, outbuilding, or other permanent structure may be constructed, erected, or installed on any lot without the approval of the Architectural Review Committee". See the website for an Architectural Improvement form. HOA covenants state, "No fences, wall hedges or non-living screens shall be constructed on any lot without approval from the Architectural Review Committee."

Fences

Chain link and white vinyl are prohibited.

Plan Ahead to get Your Yard Finished

The HOA covenants state that *"if a certificate of occupancy is issued between September 1 and March 31, all landscaping must be completed no later than the following July 1. If the certificate of occupancy is issued between April 1 and August 31, all landscaping must be completed within 60 days of the certificate of occupancy"*.

Reminders

- **SLOW DOWN!!** Please enter and exit the HOA by observing all speed limits.
- Homeowners are responsible to ensure that snow is cleared from mailboxes and gang mailboxes. If a fire hydrant is on your property, please keep it cleared in case of an emergency.
- CCR 10.22 states that dogs will be restrained on a leash when off the owner's property.
- If you have never received an email from the HOA, we don't have your email. Send your email to manager@utahcommunitymanagement.com.

Thank you for helping make Rollins Ranch a great place to live.