

ROLLINS RANCH

HOA NEWSLETTER

Your Input on an HOA Master Improvement Plan

From the feedback gathered from the homeowners over the past few years there seems to be a consensus that the best path forward is to develop a Master Improvement Plan for the HOA common areas. Our thoughts as an HOA Board is to vote on which projects should be funded by the HOA and included in the master improvement plan. As well as vote to whether moving forward with these projects is the will of HOA.

If the neighborhood votes to invest in the community and move forward with funding projects, this vote will decide what projects are included in those plans, and which are to be discarded.

To vote go to www.rollinsranchhoa.com. One vote per lot owned.

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". HOA covenants state that, "No fences, wall hedges or non-living screens shall be constructed on any lot without approval from the Architectural Review Committee.

Please email the HOA manager to start the process of receiving permission to begin a major improvement. You may download an architectural change/improvement request form on the HOA's website, fill it out and email it to the HOA Manager.

Solar Panels

The HOA board has approved that solar panels may be installed on homes in the HOA once they have approval from the local architectural review committee. To gain approval download the change in architectural form online at www.rollinsranchhoa.com.

HOA BBQ

Thanks to all those who helped with and carried out the HOA BBQ.

New HOA Bank and New Payment Options

The HOA has changed banks. The HOA is now banking with Mutual of Omaha Bank. They are a leading bank in the HOA industry. This change will allow for homeowners to pay their HOA online via credit card or e-check. In order to use these online payment options please go to

<http://cabpayments.mutualofomahabank.com/> or go to the HOA website and click on the Make A Payment button. The following information is needed to make an online payment:

Management Company ID: **2155**

Association ID: **ROLL**

Account Number: (see your statement)

Online payments are preferable for the ease and convenience of processing. You may continue to mail checks to: *Rollins Ranch HOA, PO Box 721, Layton, UT 84041*

Empty Lots

All homeowners of empty lots are required to maintain their lots so that they do not become a nuisance.

NO DUMPING!

You are not allowed to place pallets, grass clippings, weeds, dirt or rocks etc. on any empty lot in the HOA. If you see anyone doing so please let the HOA manager know. Homeowners will be fined and charged for any cleanup required.

Garbage

Owners of the lots on which homes are being built are responsible to ensure that construction garbage and debris is contained. The owner of the lot will receive a warning, 48 hours to compile and then fines will be assessed.

Park Strip Trees

The HOA board recently changed the HOA Master Tree Plan. Please go online to download the updated Master Tree Plan. It now reads, "All park strip trees are to be 1.25" caliper or larger at the time of planting". The HOA board hopes that this change will help homeowners find, buy and plant approved trees easier. The varieties of approved trees have not changed. The architectural committee will not release the bond on the property until the home meets the tree requirement.

Mailboxes

HOA covenants state that mailboxes are permanent stone or brick that harmonizes with the style of the residence.

Fences

Chain link and white vinyl are prohibited. Fences must be approved by the local architectural committee.

Roof Pipes, Metal Flues, Vents and other Metallic Rooftop Protrusions

HOA covenants state that they must be coated or painted with tones that complement surrounding structures. Many roof pipes in the HOA needed to be painted again.

HOA Website www.rollinsranchhoa.com

In an effort to lead the HOA in a transparent and unified approach the HOA has an 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.

Reminders

- **SLOW DOWN!!** Please enter and exit the HOA by observing all speed limits.
- No playing in the pond or waterfall.
- No motorized vehicles on HOA trails!
- Chickens are not allowed as per the HOA covenants.

If you have never received an email from the HOA, we don't have your email. Send your email to the HOA manager. Thank you for helping make Rollins Ranch a great place to live.