

# ROLLINS RANCH HOA NEWSLETTER

## Annual Meeting

The annual meeting is planned for Thursday, March 19<sup>th</sup> at 7 pm. It will be held at the Mountain Green Middle School, Room 145 (located in southwest corner of the building). All homeowners are invited to attend. The agenda will include a review of HOA financial statements, 2020 proposed budget, voting of new board members, report of HOA actions and future projects as well as the opportunity for you to share thoughts and comments. There are 3 openings on the HOA board. HOA board members serve for 2 years. 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 in order to be nominated and voted in. If you are not able to attend, you may download the proxy vote form online, fill it out and give it to another homeowner you trust to vote for you.

## HOA Website

Go to [www.rollinsranchhoa.com](http://www.rollinsranchhoa.com) to find all HOA governing documents, meeting minutes, rules and regulations, schedule of fines, and other HOA documents. Meeting minutes are approved at the end of each board meeting and posted online the next day.

## HOA Covenant Reminder—Parking Rule

Homeowners are allowed to park 1 trailer or RV on their property as long as it is parked behind the front plane of the closest section of the home it is being parked next to and also adjacent to that section of the home. No trailer or RV will be allowed to be parked starting behind the back plane of the home. Semi-trailers, buses, tractors, and maintenance or commercial equipment are not allowed to be parked in Rollins Ranch. Nothing over 14 feet in height is allowed to be parked in the HOA. Commercial equipment owned by a third party may be parked in Rollins Ranch while the specific equipment is being used to complete the project. All trailers or RVs will be parked on a surface made of concrete, bricks or pavers (must be approved by the Architectural Committee before installation). No other surface material is acceptable.

## 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". 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. The Architectural Request Form can be downloaded online.

## Empty Lots

All homeowners of empty lots are required to maintain their lots so that they do not become a nuisance. All empty lots should have the weeds mowed down and off the sidewalks by June 1<sup>st</sup>. Lots not mowed by the homeowner will be mowed by a 3<sup>rd</sup> party and charged to the homeowner. A second mowing will be required by September 1<sup>st</sup>.

## 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.
- No motorized vehicles on HOA trails!
- Clean up after your dog in the common areas and the neighborhood. No dogs off leash.
- If you have never received an email from the HOA, we don't have your email. Send your email to [manager@utahcommunitymanagement.com](mailto:manager@utahcommunitymanagement.com).

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