

# ROLLINS RANCH HOA NEWSLETTER

## Trail System on HOA Common Property

At the last HOA board meeting, the Mountain Green Trails Association discussed with the board the desire to team up with the HOA to create trails on common property to be used by hikers and mountain bikers. The main area that was discussed for improved trails was the 20+ acres of common area on the north end of the HOA adjacent to the water tower. The board also discussed cleaning up that area and installing a small pavilion/pergola and picnic table. This is an area that is off limits to motorized vehicles. The common area by the waterfall was also identified as an area that might have improved trails. If the board pursues these improvements, they would be looking for homeowners with connections to equipment to help create the trails.

The board will be meeting again with them on December 6<sup>th</sup> at 7 PM at the Cottonwoods Water Building to look at maps, potential trails and improvements. All interested homeowners are invited to attend this meeting to learn more.

## HOA Annual Meeting

The HOA annual meeting will be held on Tuesday, January 11<sup>th</sup> at Mountain Green Junior High at 7 PM. The annual meeting agenda will consist of reviewing the HOA financial statements, 2022 budget, report on HOA items from 2021, discuss plans for 2022 and voting of new board members.

## Xeriscaping

The HOA board is working on an amendment to the HOA covenants to address xeriscaping. Thank you to everyone who was careful with watering this past year.

## Keeping Sidewalks Clear

Please help keep the sidewalks free from any low hanging limbs or branches. Please provide at least 6 feet clearance.

## New Year's HOA Fireworks

The HOA board approved a fireworks show on December 31<sup>st</sup> at 9 PM. Follow the neighborhood Facebook page for more details.

## 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.

## Off Road Vehicles

Off road vehicles should not be driven on the roads and are not allowed on common area. The street roads are owned and maintained by Morgan County. You may contact the county law enforcement officials to report complaints.

## 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.

## Reminders

- 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 do not 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.*