



Canyon Woods  
CONDOMINIUMS

HOMEOWNER'S ASSOCIATION

# IMPORTANT NOTICE

Posted: March 1, 2021

## INCREASE IN HOA DUES - EFFECTIVE APRIL 1, 2021

To Canyon Woods HOA Owners,

Since the establishment of Canyon Woods Phase 1, those units have been on one-single meter with Ogden City Water, which means Phase 1 residents pay additional water fees to cover their personal portion of the water bill. Since January 2018, that additional amount has been \$35.00 on top of the HOA dues of \$130.00. After a historical accounting was completed this year for 2020 water usage, it has been determined that Phase 1 water fees are not covering Phase 1 water usage so a water fee increase of \$21.00 per month per unit is being assessed effective April 1, 2021.

To bring about parity between Phase 1 and Phase 2, who are on their own water meters and pay the City directly, and to eliminate the issue of water usage for landscaping purposes, it has been decided that **Phase II should pay a water usage fee of \$9 per month per unit to cover their portion of the HOA water bill** and to eliminate the water usage fees from the total dues equation.

The HOA Board is conducting a reserve study analysis for capital improvements and repairs as is required by law. It is evident that the cash reserves for Canyon Woods is underfunded due to the many repairs and improvements required over the past few years. It has been decided that a “**capital repairs and improvements**” dues increase of \$20.00 per unit per month will be assessed effective April 1, 2021.

### **Effective April 1, 2021:**

**Phase 1 total water fees and dues increase will be \$41.00 per month per unit.**

**Phase 2 total water fees and dues increase will be \$29.00 per month per unit.**

## CONTACT REGARDING QUESTIONS, CONCERNS, FEEDBACK

Carma Pain, *President* - [carmapain@gmail.com](mailto:carmapain@gmail.com)

Dale Willis, *Vice President* - [dwillisr@gmail.com](mailto:dwillisr@gmail.com)

Kara McDonald-Harmon, *Treasurer* - [karaharmon2011@gmail.com](mailto:karaharmon2011@gmail.com)

Teresa Martinez, *Secretary* - [teresaholt88@gmail.com](mailto:teresaholt88@gmail.com)

Craig Christian, *Member-At-Large* - [cjc6640@yahoo.com](mailto:cjc6640@yahoo.com)

Jolene Lytle, *Member-At-Large* - [jokid5531@yahoo.com](mailto:jokid5531@yahoo.com)

Kathy Stauffer, *Member-At-Large* - [kathryn\\_stauffer@hotmail.com](mailto:kathryn_stauffer@hotmail.com)