



Canyon Woods CONDOMINIUMS

HOMEOWNERS ASSOCIATION

NEWSLETTER

Quarter: Two | Issue 1 | Date: April 14, 2020

BOARD MEMBERS

CARMA PAIN
HOA President
Homeowner: 5 years
carmapain@gmail.com

DALE WILLIS
HOA Vice President
Homeowner:

KARA McDONALD HARMON
Treasurer
Homeowner: 2 years

TERESA MARTINEZ
Secretary
Homeowner: 6 years

KRISTY BARLOW
Board Member
Homeowner: 8 years

JOLENE LYTLE
Board Member
Homeowner: 10 years

JULIE TRICKETT
Board Member
Homeowner: 16 years



CANYON WOODS HOA & COVID-19

Dear Canyon Woods Homeowners Association Owners & Residents,

We send this inaugural newsletter with a sense of gratitude and appreciation to all of you for your sense of community and neighborly spirit as we experience these unprecedented times together. It is important that we all take this situation seriously and do our part to minimize the spread of the COVID-19 outbreak.

The following are from the Weber/Morgan County Health Department as guidelines and advice to follow until further notice:

- “Stay Safe, Stay Home,” except to engage in essential activities.
- Wash your hands frequently with soap and water for at least 20 seconds or use hand sanitizer when soap is unavailable.
- Avoid touching your face.
- Cover coughs and sneezes with a tissue or elbow.
- Regularly clean highly-touched surfaces.
- Maintain a six-foot distance at all times from other individuals when in public. This applies in outdoor spaces, too.
- Do not visit friends or family who live in a different residence without urgent need.
- Limit physical interactions with high-risk individuals and high-risk individuals should avoid contact with other individuals.
- If you need medical care, assess your symptoms and call your local healthcare facility before leaving.
- For additional information, visit: webermorganhealth.org/coronavirus

The HOA will be prepared to reasonably accommodate extenuating circumstances where appropriate. Please contact the HOA regarding any concerns you may have.

Future HOA meetings will be canceled until further notice. Instead, a newsletter will be sent with updates. The HOA will not and does not make any of the decisions mentioned above lightly. We pledge to keep residents informed of all relevant developments and their affect toward the HOA.

Thank you for your cooperation and understanding. Stay safe and healthy!
2020 Canyon Woods Homeowners Association Board

HOA UPDATES

Phase One Water

Phase One had their water turned off on March 13 to fix a broken water line. The issue has been fixed.

Landscaping

A new landscaping company, **Elevated Property Maintenance**, has been hired. They will postpone walking the grounds to meet homeowners. Send concerns to Utah Management. The HOA has discontinued their contract with Old School.

Decks

A few more decks need to be updated and will be prioritized based on safety. The cost will be about \$750/deck or more.

Phase Two Buildings

Hardie board and painting is a big expense for the HOA, but will be prioritized on an as-needed basis.

Other Project Bids

Entrance sign: Postponed
Remaining gutters: Postponed
Remove satellite dishes: Postponed
Crack seal: Below \$1,000
Painting: Waiting for bids

An analysis is being conducted on how to increase revenue for the HOA. Please respond via email with the decision you favor most:

- Temporarily increase dues to fund large projects
- Look into savings and interest gains
- Do nothing
- I want to offer an alternative

By-laws, List of Fines, Meeting Minutes, and other HOA information can be found at:

utahmanagement.com/cwc-hoa

FINANCIALS

1st Quarter Financial Results

	<u>Budget</u>	<u>Actual</u>
Revenue	\$25,440.00	\$25,346.00
Expenses	-\$13,895.00	-\$19,208.00
Reserve	\$11,545.00	\$6,138.00

Notes to the Financials

Operational expenses increased this quarter due to a leaky water line in Phase 1 and clean-up around common areas. Also, snow removal costs were higher than budgeted but are expected to even out over the year. Other actual-to-budget differences are due to bill accruals from preceding and subsequent quarters that were paid in the current period. The Board welcomes input from HOA members regarding cost reduction options and/or increases in revenue to mitigate the 1st quarter overages as well as alleviate the burden of upcoming essential repairs.

Please visit the HOA website utahmanagement.com/cwc-hoa in the homeowner portal to receive financial information.

URGENT INFO

COVID-19

See letter from the board on the front of this newsletter.

April 2020 HOA Meeting Canceled

Payment Uncertainties

As an HOA Board, our priority is your well-being. If you feel you will encounter any barriers that will keep you from making your payments on time, please contact info@utahmanagement.com

2020 Priority Projects

Due to recent global events and the unforeseen financial future, the HOA will only prioritize major safety projects this year.

KEY DATES

April 14: Meeting Canceled

Meeting is canceled due to COVID-19.

Spring 2020

Landscaping, sprinklers, and minor repairs will take place and proceed with strict social distancing guidelines.

HOA Payments Due Every 1st of the Month

CONTACT INFORMATION

Website:

www.utahmanagement.com/cwc-hoa

Submit a complaint, payment or maintenance request:

Log into your homeowner portal at the Utah Management website above.

Request portal access and send questions to the email below.

Contact:

info@utahmanagement.com

