



# Canyon Woods CONDOMINIUMS

HOMEOWNER'S ASSOCIATION

# NEWSLETTER

Quarter: Four | Issue: 3 | Date: January 2021

## BOARD MEMBERS

Meet the 2021 HOA Board  
Members serving you!

**CARMA PAIN, President**  
[carmapain@gmail.com](mailto:carmapain@gmail.com)

An accountant for 27 years and resident of Canyon Woods for 6 years.

**DALE WILLIS, Vice President**  
[dwillisr@gmail.com](mailto:dwillisr@gmail.com)

Celebrating 15 years of living at Canyon Woods and 10 years on the board.

**KARA McDONALD-HARMON, MBA, Treasurer**  
[karaharmon2011@gmail.com](mailto:karaharmon2011@gmail.com)

Experience serving on HOA boards and background in finance, tax, and accounting.

**TERESA MARTINEZ, Secretary**  
[teresaholt88@yahoo.com](mailto:teresaholt88@yahoo.com)

A resident of Canyon Woods for six years and outdoor enthusiast.

**KATHY STAUFFER, Member At-large**  
[kathryn\\_stauffer@hotmail.com](mailto:kathryn_stauffer@hotmail.com)

Kathy's family recently moved back from Orlando with their two children and pet bird.

**JOLENE LYTLE, Member At-large**  
[jokid5531@yahoo.com](mailto:jokid5531@yahoo.com)

**CRAIG CHRISTIAN, Member At-large**  
[cjc6640@hotmail.com](mailto:cjc6640@hotmail.com)

**JAY SAWYER, Member At-large**  
[sawyerjay@xmission.com](mailto:sawyerjay@xmission.com)

## CONNECTING AS A COMMUNITY

To Canyon Woods Residents,

*We are now in a new year, with a new HOA board, and facing big decisions as this association grows older. Each year, we find ourselves becoming more disconnected from one another as our lives get busier and a pandemic keeps us apart. At no fault to anyone, this disconnection and weight of an aging association has lessened the involvement from homeowners and residents. The knowledge and understanding of an HOA board with its community has become unknown or forgotten.*

*We, the 2021 Canyon Woods HOA Board, would like to change this. We seek to get to know each of you. We want you to know where your money is being spent and who you can reach out to if you have any questions or concerns. We want you to feel connected to your neighbors and the community in which you live. Your voice matters and we care about your feedback.*

*Therefore, we would like to notify you that we will be connecting with you in big and small ways this year. Small ways may include little gifts on your doorstep to big ways like organized BB-Q's when social gatherings are safe again. As we pass by your residence or as you drive in and out of the complex, we hope to express our gratitude for your choice to live at Canyon Woods. We hope to say "hi" in passing and introduce ourselves. We encourage all of you to do the same with your neighbors. This connection with each other, we hope, will allow all of us to look out for each other, raise awareness on projects, and reside in a community we are pleased to live in.*

*We cannot wait to meet each of you and discuss ways we can improve Canyon Woods to keep you engaged, connected, and proud to live here.*

*Happily serving you,  
2021 Canyon Woods Homeowner's Association Board*

## HOA UPDATES

### Wind and Beaver Impact

A few trees were cut down in Phase One due to wind damage and beavers. Trees were also wrapped with wire to prevent beavers from damaging more trees along the river.

### Projects

Phase One east-end dumpster fence has been repaired.

A new pest control company will be explored for the upcoming spring season.

CC&Rs and By-laws are under review and will be updated pending board voting and HOA homeowner votes.

HOA dues will potentially increase based on upcoming, necessary projects.

## FINANCIALS

### 4<sup>th</sup> Quarter Financial Results

	<u>Budget</u>	<u>Actual</u>
Revenue	\$25,440.00	\$25,575.70
Expenses	-\$22,990.00	-\$41,655.88
<b>Reserve</b>	<b>\$2,450.00</b>	<b>-\$16,080.18</b>

### 2020 Financial Results

	<u>Budget</u>	<u>Actual</u>
Revenue	\$101,760.00	\$102,741.70
Expenses	-\$79,285.00	-\$104,542.83
<b>Reserve</b>	<b>\$22,475.00</b>	<b>-\$1,801.13</b>

### Notes to the Financials

To prevent further damage, the HOA Board made the decision to use capital reserve funds for roof repair on 29 units for the total of \$17,400. Also, several trees were cut down due to wind and beaver damage, which resulted in additional expenses. Capital reserve funds were used for Quarter 4 rather than being sent to reserve to cover these one-off projects.

Please visit the HOA website:  
[utahmanagement.com/cwc-hoa](http://utahmanagement.com/cwc-hoa)  
in the homeowner portal  
to receive financial information.

## PET OWNERS

### Owners of Pets

Each month, the Canyon Woods HOA collects dues to assist with the costs of projects, upkeep of the complex, paying bills, addressing unforeseen expenses, etc. These dues, however, do not address owners of pets NOT CONFINED TO THE HOME.

If you own a pet, or pets, that must go outside regularly, you must pay an additional \$10 per pet (up to two pets) per month along with your HOA dues.

Residents not paying additional pet dues will receive a warning.

Please update your monthly payment to include the additional \$10 per pet or contact Utah Management to add the fee.

## CONTACT INFO

Access your homeowner portal to submit a complaint, payment and/or maintenance request at:  
[utahmanagement.com/cwc-hoa](http://utahmanagement.com/cwc-hoa)

Contact:  
[info@utahmanagement.com](mailto:info@utahmanagement.com)



## HOA INFO

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

[utahmanagement.com/cwc-hoa](http://utahmanagement.com/cwc-hoa)

Next HOA Meeting:  
April 13 at 6 p.m. via Zoom

## SEND US YOUR FEEDBACK



### WE WANT TO HEAR FROM YOU!

How are we doing? How has your experience living in Canyon Woods been? What would you like to address to the board? Do you feel you are notified of projects, spending, upcoming meetings, etc. in a timely manner?

We would like to know how we can improve as a board to better serve you.

Please send an email to our Canyon Woods Board President, Carma Pain, at [carmapain@gmail.com](mailto:carmapain@gmail.com) with your feedback.

We look forward to hearing from you!