

HEBER CITY, UTAH 84032

MUIRFIELD HOA

JANUARY 2010

BOARD MEETINGS

The Board of Directors held a meeting on December 8, 2009 to elect officers for 2010. It was proposed and voted upon that Larry Newhall would serve as president, Nicole Peterson would serve as Vice President and Evelyn Terranova would serve as Treasurer. The other board members will serve in capacities as defined and/or assigned by the Officers and general body of the Board of Directors.

The Board of Directors has also established 3 sub-committees to streamline issues and processes that occur in the community. These committees include the Financial Committee, the Playground, Lawn Care and Snow Removal Committee, and the Pump House and Sewer Committee. It is anticipated that these committees will be able to deal with issues quicker and more effectively in an effort to better serve the association.

As the Board of Directors and individual committees approach the new year, we hope all members, i.e., home owners, can support these individuals in their efforts to serve this association. If you have any concerns, as always, you can send those in writing to info@welchrandall.com. These concerns will be forwarded to the Board for their review and action.

HARD AT WORK WITH PROJECTS

The Board recently approved and completed some additional work at the pump house. This work included the installation of a pony wall at the bottom of the wet well. It is anticipated that the pony wall will prohibit the passage of heavy debris from entering into the pumps, keeping them from being damaged or stopping because of blockage. Any debris build up behind the wall will be removed on an annual basis in the beginning; however, the schedule may change to more or less frequent intervals depending upon the amount of build up. We are relieved to have the pump house taken care of, seeing that it affects every toilet and sink in our community.

In the spring, the association will look at repairing, restoring or replacing common areas which have been vandalized or are falling into disrepair due to age. The Board wants to be more aggressive in making sure these areas are well kept, but also approach these issues in ways that keep overall costs down in the short and long-terms. If any home owners have suggestions on what could be done to beautify or maintain these areas more effectively, please send those suggestions to info@welchrandall.com.

Lastly, during upcoming work sessions, the board members will be working to establish updated policy and rule changes. They hope these changes will be balanced, neither leaning to "turning a blind eye", nor "ruling with an iron fist."

NEW PAST DUE COLLECTION POLICY

Town Home Collection for Muirfield HOA

-60 calendar days (2 months) late the homeowner receives a #1 **First Class Mailed Notice of Delinquency** (\$55 x 2 = \$110 + \$20 late fees = \$130) If no response, then...

-90 calendar days (3 months) late the homeowner receives a #2 **Certified and First Class Mailed Notice of Delinquency** (\$55 x 3 = \$165 + \$30 late fee = \$195) If no response, then...

-120 calendar days (4 months) late the homeowner receives a #3 **Certified and First Class Mailed Notice of Delinquency with Intent to Lien in 30 Days**

Note: The homeowner is informed at this time to Contact Welch-Randall Real Estate, (801) 399-5883 office or (801) 340-4811 Fax to arrange interest free, regular monthly payments for the over-due amount shown above. By not missing any of these arranged payments and by keeping your regular monthly dues current, the lien is avoided. (\$55 x 4 = \$220 + \$40 late fee = \$260) If no response with payment, then...

BOARD MEMBERS

LARRY NEWHALL:
PRESIDENT

NICOLE PETERSON:
VICE PRESIDENT

EVELYN TERRANOVA:
TREASURER

YARA FERRER:
BOARD MEMBER

STEVE GIBSON:
BOARD MEMBER

TRACI JOHNSON:
BOARD MEMBER

JOHN POHL:
BOARD MEMBER

MARK STEVENS:
BOARD MEMBER

[INFO@WELCHRANDALL.COM](mailto:info@welchrandall.com)

MANAGEMENT COMPANY:

WELCH-RANDALL
REAL ESTATE

5300 S. ADAMS AVE., #8

OGDEN, UTAH 84405

800-925-6083 OFFICE

(801) 340-4811 FAX

[INFO@WELCHRANDALL.COM](mailto:info@welchrandall.com)

FINE SCHEDULE:

SENT AS WRITTEN NOTICES

FIRST: WARNING

SECOND: \$50

THIRD: \$200

FOURTH: \$750

*ALL NOTICES HAVE A 14 DAY
CORRECTION PERIOD*

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MUIRFIELD HOA

JANUARY 2010

JUNTAS DE LOS DIRECTORES DE LA ASOCIACIÓN

Los directores de la asociación tuvieron una junta el 8 de Diciembre de 2009 para elegir los nuevos miembros para 2010. se propuso y se votó que el presidente nuevo será Larry Newhal, la vicepresidente será Nicole Peterson, y las tesorera será Evelyn Terranova. Los otros directores servirán en capacidades como se define o se asigne por los oficiales y directores de la asociación.

Los directores de la asociación se ha establecido 3 subcomisiones para facilitar los cuestiones y procesos que ocurran en la comunidad. Estas subcomisiones incluyen, el comité financiero, el comité de la patio de recreo, cuidado del pasto, y nieve, y el comité de la bomba de agua y cloaca. Se anticipa que estos comités serán más capaces de ayudar los cuestiones mas rápido y eficazmente en un esfuerzo para mejor servir a la asociación.

Esperamos que todos viviendo en la asociación puedan apoyar éstos individuales en sus esfuerzos de servir in la asociación. Como Siempre, si usted tiene preguntas se los puede mandar escrito a info@welchrandall.com. Quejas y comentarios serán adelantados a los directores de la asociación para que ellos pueden decidir que acciones se deben tomar.

TRABAJO CON LOS PROYECTOS

Los directores recientemente aprobaron y cumplieron trabajo adicional con la bomba de agua. Este trabajo se incluyo de una pared abajo del pozo mojado. Se anticipa que la pared se prohibirá el pasaje de basura a la bomba. Cada año se limpiará basura que se ha colocado durante el año. Si hay más basura que se coloca se necesitará que se limpia mas frecuentemente. Estamos muy aliviados que se reparo la bomba así que se influye cada inodoro y lavabo.

En la primavera, la asociación se empezará la reparación, restauración o sustitución de zonas comunes que han sido destruidos o se están deteriorando debido a la edad. Los directores quieren ser más agresivos en asegurarse de que estas áreas están bien conservados, sino también abordar estas cuestiones de manera que mantienen que los costes queden minimales. Si algunos propietarios tienen sugerencias sobre qué se puede hacer para embellecer o mantener estos más eficazmente, por favor envíe las sugerencias a info@welchrandall.com.

Por último, durante las próximas sesiones de trabajo, los miembros del consejo estarán trabajando para establecer y cambiar las reglas y convenios de la asociación. Ellos esperan que estos cambios sean equilibrado.

POLITICA NUEVA DE LAS COLECCIONES ATRASADAS

Coleccion de los Town Homes del Muirfield HOA

-60 dias calendarios (2 meses) atrasadas el dueno recibe la carta #1 **First Class Mailed Notice of Delinquency** (\$55 x 2 = \$110 + \$20 late fees = \$130) Si ninguna respuesta, entonces...

-90 dias calendarios (3 meses) atrasadas el dueno recibe la carta #2 **Certified and First Class Mailed Notice of Delinquency** (\$55 x 3 = \$165 + \$30 late fee = \$195) Si ninguna respuesta, entonces...

-120 dias calendarios (4 meses) atrasadas el dueno recibe la carta #3 **Certified and First Class Mailed Notice of Delinquency with Intent to Lien in 30 Days**

Importante: El dueno esta informado a contactar Welch-Randall Real Estate al telefono de la oficina (801) 399-5883 o el numero de fax (801) 340-4811 para arreglar pagamentos regulares, sin interes, por la cantidad atrasada. Por no perder cualquiera de estos pagos arreglados y manteniendo su cuenta mensualmente, el gravamen es evitado. (\$55 x 4 = \$220 + \$40 late fec = \$260) Sin ninguna respuesta, entonces...

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INFO@WELCHRANDALL.COM

COMPANÍA DE MANEJO:

WELCH-RANDALL REAL ESTATE

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INFO@WELCHRANDALL.COM

ORARIO DE MULTAS

SE MANDAN COMO

NOTICIAS ESCRITAS

PRIMERA: ADVERTENCIA

SECUNDO: \$50

TERCERO: \$200

CUARTO: \$750

*CADA NOTICIA TIENE UN PERIODO
CORECCIONAL DE 14 DIAS*

