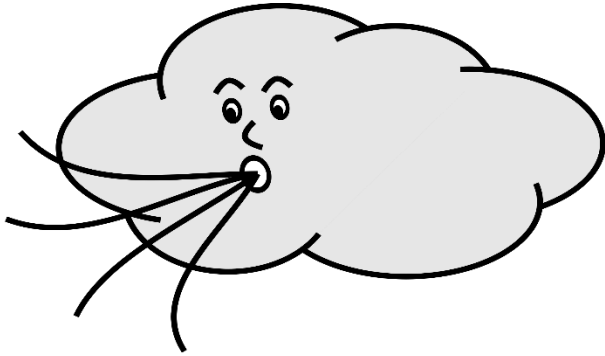


# White Barn HOA Newsletter

May 2016 ~ [www.whitebarnhoa.com](http://www.whitebarnhoa.com)



“The North, East wind doth blow—  
And we could have snow,  
And what do the robins, ducks, geese do then?  
Poor things!!”  
Spring in Utah!!!

## **Board News:**

Due to generous community members, we are able to repair a light pole and test our fire hydrants for accuracy for no cost. We have been able to collaborate with the personnel at the Barn Golf Course and have trees removed and trimmed for an exceptional lower price than what we initially were bid.

Our pond has been treated and we are hoping we can keep ahead of the algae and growth. We keep the aerators on to help with the health of the pond. We are moving to try to keep them on most of the time. Occasionally the pump malfunctions and we call in experts to remedy the situation.

## **Reserve Study**

We are working with a company to complete our reserve study which is necessary for us to know how much money we will need to have in reserve. We are dedicated to create an adequate reserve fund in order for us to have money for roads, sewer system and other major expenses. Reserve fund money is not allocated for day-to-day repairs and paint for units—we are working hard to establish protected accounts for each type of expense for our village. We are going to try to paint and repair three units this year—44, 33, and 21.

We acknowledge that there are quite a few units that need repair and painting, but at this time we are not able to address them all due to our low funds.

**Paint Crew Volunteers Needed:** If you would like to volunteer time in order to paint units that are in need, please contact Tom Russell: 801-458-8886. We have been informed there are several very generous

## **Hello Friends and Neighbors!**

Although we have had rain and wind, our village is so beautiful!!! Thank you all for doing your part in keeping our community looking awesome! A reminder—the board is asking all homeowners to have the areas by the units weeded, trimmed and under control by May 31. Thank you!! As a board, we really do not enjoy imposing fines, but feel if units are not taken care of by May 31, action will be taken.

**Another reminder: Our sewer system is old and we need to do what we can to keep it healthy. Please remember, we cannot flush any hygienic wipes or other heavy paper products. Even those that are marked “flushable,” are not – they will break the pump. Also, please do not put grease down your drains.**

members who are willing to put in the time to paint units. Thank you!!! The more help we have, the more we will get caught up on painting this year.

### **Explanation Regarding Reserve Assessment Vote:**

As a board, we feel there is no need to go backward or blame regarding roads and assessments. At the time the decision was made to repair the road, an assessment was not deemed necessary. However, our repair and paint budget is in dire straits. Last fall, the membership voted on a raise in monthly dues, plus a *One Time Reserve Assessment*. We cannot collect the Reserve Assessment without 67% vote of our membership in writing. We want to respectfully remind the following members that we need your response for the *One Time Reserve Assessment*: 12, 13, 14, 15, 17, 18, 25, 22, 24, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 47, 48, 50, 53, 54, 56, 61, 62, 64, 65, 320, 304, 324, 326, 327, 325, 321, 323, 319, 313. Please submit your written response to the box at # 23.

We thank those many members that have previously turned in their signatures and/or pre-paid the assessment. Your support is so appreciated!!

If you have questions, please contact a board member. As we all know, our village is in a financial bind, and this one-time \$150 assessment will make a positive difference. We will work with you on the payment, if necessary.

### **Rental Units**

Our community is at full capacity for rental units. Members, please remember all units must be OWNER occupied for at least the first year of new ownership before it may be used as a rental. Please read the CC & R's and By-laws for further information.

### **Golf & Maintenance Carts and Motor Vehicles**

Community Rules State: **“C-4: Golf carts/motor vehicles shall be driven on White Barn Drive and not on the common area grass to insure sprinkler systems and lawns remain in proper condition.”**

Please drive on paved roads only!

### **Wind Damage**

Our insurance agent, Greg Vause, has asked us to please remind those that suffered wind damage to be sure to also contact your individual insurance company. The HOA insurance company has sent out a contractor to review the damage done. However, it may be less cash out of your pocket to use your individual policy, rather than the blanket policy.

He says, “When the State changed how HOA’s have to do insurance, the HOA selects a deductible up to \$ 10,000.00. Your HOA has selected a \$ 5,000.00 deductible. The individual unit owner is responsible 100%, inside and out, including structure, up to the deductible. In your case, each owner is responsible for any damage to their unit up to \$ 5,000.00. That is why each unit owner needs \$ 5,000.00 of structure coverage on their individual owner’s policy. Once it exceeds the \$ 5,000.00, then it falls to the HOA blanket policy.

“Let me give you an example. Let’s say we have wind damage of \$ 8,000.00 total, between 4 units. We would file a claim with the HOA policy, the HOA would pay the \$ 5,000.00 deductible, and the HOA insurance company would pay \$ 3,000.00.

“Let’s say Unit One’s damage is \$ 1,000.00, Unit Two’s is \$ 1,000.00, Unit Three’s is \$ 2,000.00, and Unit Four’s is \$ 4,000.00. The total damages are \$ 8,000.00.

“The law also says you have to have your deductible in an account, ready at all times. (Note: Our HOA maintains that at all times.)

“The law also says to recoup the \$ 5,000.00 the HOA pays out, the HOA is to assess the owners involved equally. So to recoup the \$ 5,000.00, the HOA would assess each owner in the example \$ 1,250.00. That is why each owner must have \$ 5,000.00 loss assessment coverage on their insurance.

“You can also see that owners # 1 and # 2 would have to pay more toward their share of the assessment, than their damages actually cost. That’s why I say that if an owner’s damage is small, they are sometimes better to run it through their individual policy vs. the HOA policy, because they could end up owing more in assessment.”

If you have questions, please give Greg Vause a call at (801) 392-7516 or (801) 726-4698.

### **Board Meetings:**

Our Board meetings are open meetings. If you would like to attend a meeting, call Cynthia Jensen to confirm date, time, and place.

### **Scam Alert:**

Members, please be aware harassing phone calls are being made with callers claiming they are from IRS or Weber County Sherriff—demanding money or fines. **DO NOT PAY ANY OF THESE DEMANDS. CALL THE POLICE.**

Also, we have had random property placed on people’s porches or back patios. If you have property missing, contact Pleasant View police. Also, if you witness suspicious behavior, please call the police! We need to keep our community safe.

### **Board of Directors**

*Cynthia Jensen 801-710-6192*

*Gloria Jensen Sutton 801-782-6651*

*Mike Helfrich 801-564-0483*

*Thomas Root 801-391-7361*

*Tom Russell 801-458-8886*

*Penny Romero 801-390-4262*

*Rolf Hildre 360-393-0745*

### **Grounds Custodian**

*Bob Bezyack 801-540-7725*

### **Bookkeeper**

*Jacque Stonehocker 801-726-7767*