



HVPOA Newsletter

HideawayValley.org User ID: hideaway Pass Word: 84da

January 4, 2010

Next Board Meeting:

January 23, 2010
Immediately following
the Member Meeting

Quarterly Member Meeting:

Fairview Senior Center
Jan 23, 2010 10 am



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Hideaway Valley Member Meeting

Time to vote in Trustees

It's time for elections so members can fill the vacancies as required in the By-laws. The cut-off date for declaring candidacy was December 31. Three candidates declared themselves. Unfortunately we cannot take nominations from the floor for this vote because our new bylaws require ballots for every election. This gives everyone a chance to meet the candidates (in the newsletter) so everyone has a good idea of who is running and what their platform is. The downside is that in order to be fair with the information, no one can be nominated from the floor or give a campaign speech before elections because that would disenfranchise those not in attendance. However, you can still

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Updates on Association Business

Roads: A comprehensive road plan is being developed and a detailed planning map will be presented in the spring for the 2010 road maintenance season. Any requests or suggestions please submit in writing for possible inclusion in the upcoming plan.

Meeting Locations: Because of the winter months, we were hoping to have our Membership Meeting in Utah County for January. However, we have not found a suitable location for a reasonable price that is large enough for us. Since we are all familiar with the Senior Center in Fairview, this is where the January meeting will be held.

Options to pay assessments: We are finally moving to the 21st century and will be accepting credit cards for assessments. For those of you who chose to use the convenience of plastic, send an email to the treasurer with your lot number, requesting an electronic invoice and wait for instructions via email. You can also have automatic withdrawals (monthly or quarterly) from

your personal account set up to go to Mountain America. Likewise, contact the treasurer for instructions.

Document Repository: The HVPOA website is now our document repository. Since membership is compulsory and we have no corporate office, please visit our website to see documents of historical significance including past expenditures.

Of special note, see a document from a previous board for an architectural committee resolution intended to be filed with Sanpete County as an addendum to our covenants. Although Hideaway *should* have an architectural committee, this particular document is juxtaposed to the developers intent (see article included in this issue). Its important to understand what past boards have considered, as well as what future boards might introduce so that members can stay involved and direct the vision of Hideaway.

Trash Advisory: Trash is for household waste only. If you have items to recycle or things such as tires, metal, refrigerators and such please hold them until the spring clean up or contact Tom LeFevre and make arrangements for their removal.

Candidate Profiles

(Continued from page 1)

Diana Tallmon



I have been honored to fill a vacancy until this election and now know I am well suited to this job. I have been acting treasurer have a degree in accounting. I understand good sound business practices. I am good at organizing information and believe I am an asset to Hideaway.

If you vote me in, I promise to ensure that members will be able to vote on important issues-- not to micromanage--but vote on major issues that affect our finances and roads here at Hideaway. I also promise that I will follow proper procedure in making decisions as best as I am able. Because I do not live in the valley but use it for recreation, I will put my efforts into seeing that lot owners who don't live here get a fair shake, just as the permanent residents do my husband and I plan to build our retirement home here in Hideaway and so I want this to be a little slice of heaven. You won't go wrong in voting for me.

Sincerely, Diana Tallmon Lot #B4

Boyd Williams

I have enjoyed living in Hideaway since the 80's and served on the board for 4 years in the early 90's. I have been in charge of the roads at various times and believe that no one knows the roads like I do. I see our dues have gotten out of hand and know we can improve roads and keep costs down by using common sense while drawing on the experience of lot owners.



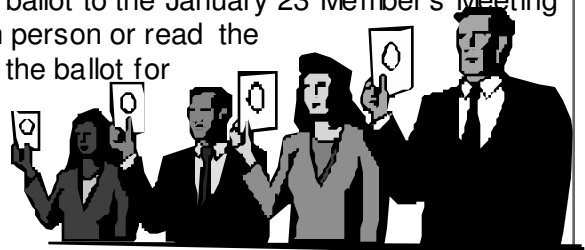
Garbage is out of line at over \$1200 a month. I was on the board when this was voted in and I voted against it. We were told "It's only going to cost \$75 a month" and now it's 16 times that! This is unnecessary--we have reasonable measures we can take to control this, such as putting hours on when household garbage can be put in the bins with an attendant there.

Lets get back to the basics, control costs, and use our common sense to make things fair for all.

write in a candidate if you choose. And we will be nominating from the floor at this meeting for the annual election of Trustees in April.

Read the candidate's platforms and vote for three that you would like to see as your trustees. Two candidates will serve the remainder of the terms expiring in April 2011 and one will fill the vacancy for the office that expires this April. Even through there are three vacancies and three candidates, please vote "No" if you don't support a candidate.

Bring your ballot to the January 23 Member's Meeting to fill out in person or read the options on the ballot for returning by any other means.



Terry Holzworth



I have served as a Trustee two separate time periods in the 1980's and 90's. The first time I served two terms as President and the second time I served a single term as President. My primary concerns during each of my terms on the Board were to maintain a balance between the

interests of the Developer of the project and the owners and to assure that all owners were participating in the financial support of the Association so we could adequately maintain the roads and provide basic services such as weed control and garbage removal which are difficult to maintain on an individual lot owner basis.

My reason for being a candidate at this time is to help develop a reasonable standard for minimum services for the Association and create a basis for assessing the cost of additional services to those who benefit from them. These require that we promote the participation of as many owners as possible in the process.

My hope is that others will come forward to serve as Trustees to complete this work and carry on. My intent will be to serve only until the Annual Meeting this coming April. E371 and E472

Number of my votes (lots owned) _____ Number of proxy votes _____ Total of votes: _____

**HIDEAWAY VALLEY PROPERTY OWNERS ASSOCIATION BALLOT
for quarterly Member's Meeting on January 23, 2010**

1. VOTE ONE: Election of Trustees to fill the vacancies left by Jim Taufer, Roy Walker, and Rick Widdop. Please read the information included in this mailing to familiarize yourself with each candidate. Each lot has three votes, one for each vacancy. You cannot vote "yes" for more than three candidates or none will be counted. You can vote for less than three. Candidates listed alphabetically.

Terry Holzworth {Yes _____} {No _____}
Diana Tallmon {Yes _____} {No _____}
Boyd Williams {Yes _____} {No _____}
Write in: _____ {Yes _____} {No _____}

2. VOTE TWO: Sale or retention of the dump truck now owned by HVPOA. The trustees are recommending that members vote to sell the truck. Here are the positives and negatives as per Utah 16-6a-1202. Sale of property:

Positives of keeping the truck: It can be used to haul dirt, gravel. It conceivably could be used to pick up heavy items like culverts or rocks (although we usually have these delivered by the vendor). In an emergency we could use the truck for snow removal although the HVPOA is liable.

Negatives of keeping the truck: Insurance is approximately \$1500 per year, maintenance and registration for commercial vehicles is more expensive than private vehicles. Only members listed with the insurance company are legal to operate the truck. Members originally voted to buy the truck because they were assured they could use it for their personal use (such as gravel for their driveways). However, after purchasing the truck, insurance requirements prohibit private use by members. HVPOA is completely liable if anything happens associated with the use of the truck.

I want the Association to sell the dump truck: {Yes _____} {No _____}

Print name (or designated authority)

Signature (of owner or designated authority)

Date

Number of lots you own

Put letter and number of your lot(s)

Valid phone number for verification

An entity (corporation or trust) is required to sign its name by an officer or designated authority. Please indicate when signing. If you are a proxy holder (the Board must have received a copy of proxy to be valid), list the proxies you hold:

Print name of lot owner you are voting for

Number of lots owned

Letter and lot number(s)

(list additional on back)

Details: The quorum for this election will be determined by counting all lot owner's votes represented in person, by proxy, and by mail-in ballot at the January 23rd member meeting. The percentage of approvals necessary to approve an action is 51% of the quorum except in the case of election of trustees. The highest vote counts for trustees shall fill the vacancies. If not voting in person or by proxy, ballots must be received by the corporation delivered by hand, mail, fax, or email with a valid signature and phone number by noon on Friday January 22, 2010 and shall be counted equally with the votes of members in attendance. **Ballots not filled out in person at the members meeting or not received by noon on Friday January 22 will not be counted. (information required by Utah code 16-6a-709)**

Return this ballot by mail to: HVPOA, HC 13 Box 3001, Fairview, UT 84629 or
Email to: Secretary@hideawayvalley.org (must be scanned with a proper signature) or
Fax to: 801 492 1077

Ballots must be received by noon on January 22, 2010 if you are not attending the meeting.

New Credit Union With Benefits

By moving the checking account to Mountain American Credit Union (MACU), HVPOA members will now have the benefits offered by this financial institution. Brochures will be available at the next Member Meeting and any lot owner in Hideaway will be eligible to open an account at this credit union and enjoy their many benefits.

In addition to the standard financial services, MACU offers Mobile, Internet and Telephone banking FREE. They have a Women's Financial Service Network, Dental Plan, comprehensive Insurance services, and even FREE notary services.

Check it out: www.macu.com

Original Vision for Hideaway

In response to many questions as to the intent of this project and its beginnings, the board has asked the original developer for clarification.

Please read his article below that incorporates much of our history.

History of HIDEAWAY VALLEY

Early in 1980 For men Corporation (Don Skipworth, Fred Smith) had just completed Elkridge Ranch across the valley and discovered 2400 acres in an estate sale in the Indianola valley. We began researching the property and
(Continued on page 6)

Board Information

Clifford Johnson 801 602 3459
VicePresident@Hideawayvalley.org

Tom LeFevre 801 602 3101
Secretary@HideawayValley.org

Diana Tallmon 435 469 1417
Treasurer@HideawayValley.org

Nomination of Candidates for Spring election on agenda

Agenda for the Member's Quarterly Meeting:

- Call to Order: Clifford Johnson, Chair
- Approve minutes from 7.18.09
- Adopt Agenda
- Treasurer's Report:-Diana Tallmon
 - a) New Credit Union & Credit Union Benefits
 - b) Paying assessments electronically
- Road Report-Tom LeFevre
 - a) Present preliminary road findings
 - b) Gully report and other hazards
 - c) FREE sand
- Vice President's Report- Clifford Johnson
 - a) State of the Association
 - b) Process of counting ballots
 - c) Appointment of ballot counters
- Fill out Ballots (no discussion of candidates to protect those who voted by mail-in ballot)
- Open mail-in ballots and tally with in-person ballots
- Nominations from floor for Spring election of trustees
- Open Forum
- Adjournment

Call for Candidates for Trustee: Two positions are open for next year's trustees and those elected will serve until April 2012. Please nominate your candidates at the

January Members Meeting OR
 Email it to: Secretary@hideawayvalley.org OR
 Mail it to: HVPOA Secretary
 HC 13 Box 3001
 Fairview, UT 84629 OR
 Fax to: 801 492 1077

Deadline for Declaring: March 15, 2010

Of Note:

Meetings Reminder. Trustees have decided to alternate, when possible, meetings between Sanpete County and Utah County. Your participation is valuable and we hope moving meetings to weekends and alternating between locations will increase your ability to attend.

Invoices: Your statement is enclosed. Your board is weighing the option of offering a 10% discount for paying the 2010-2011 assessment in advance and remember, you are now able to pay by credit card. We are also considering dropping the quarterly billing. You would still be able to pay quarterly but we would like to cut unnecessary expenses if feasible.

Late on assessments? 10% interest charges apply.

HVPOA Newsletter

HC 13 Box 3001

Fairview, UT 84629

435-427-5483

Statement Inside Please Open

Coming in next issue:

Budget proposal for 2010-2011

Candidates for annual election

History of Hideaway, continued from page 5

what type of subdivision possible buyers were looking for. What we found was that Utahans wanted

recreational property *in their price range*— not paved roads, curbs and gutters, sewer and water systems— these things would make lot prices too high. We called our

market “JOE LUNCH BOX” which was meant for teachers, truck drivers, carpenters, mechanics, accountants, clerks, JOE EVERYBODY, who indicated a desire for *affordable* recreational property.

To meet this market we had to have lots recorded and staked (in a plat), country roads, water (if desired), contract sales, low down payments, low interest and low assessments. Also, at the insis-



tence and direction of the Sanpete County Attorney the property owners association was created to

guide the owners in maintaining the valley's beauty, value, and access to lots, weather permitting.

With these parameters in mind we created Hideaway— where most anyone could purchase a large lot and develop it with relative freedom

when their finances permitted. As time went on, many owners decided that Hideaway Valley would be a wonderful place to build a home and raise their family. To the degree that resident's needs and desires do not overshadow the original intent and rights of all the lot owners, Hideaway *is* a wonderful place to live.

Don Skipworth

The more you know...

In this issue of the newsletter, we will acquaint you with a little known law regarding assessment collection. Many collection agencies and managers overlook this code because it is not in Chapter 16-6a (Utah Corporate Code for Non-Profits) but in Chapter 4: Share Assessment Act. It applies to non-profits none-the-less and Hideaway, as a non-profit, is subject to it.

This important section is for enforcement of assessments and states, “*Payment of a delinquent assessment may be enforced by {...} imposition of a late charge, penalty, or interest.*”

Why is this important to lot owners? The operative word is “or.” It means that no board, management company, or collection agency can charge you a late fee, penalty, **and** interest on assessments no matter what the governing documents say. They can only pick one! Check out Utah Code online.

le.utah.gov/~code/TITLE16/16_04.htm