



HVPOA Newsletter

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

March 1, 2011

Next Board Meeting:

March 19, 2011

1 pm Mt. Pleasant City Hall. Turn west from Hwy 89 and it is one block on the south side of the road.

Notice: Members are encouraged to attend all board meetings. Records are available for inspection at the end of the meeting and arrangements can be made for copying if necessary. The open forum for member requests and comments is at the end of the board meeting.

Inside

- Notice of Liens.....2
- Newsletter Cartoon.....2
- Receiving Statements.....2
- Contact info for Board.....2
- Member Recipe.....2
- Proposed Budget.....3
- Call for Candidates.....4

2011/2012 Proposed Budget

Your Trustees have prepared a budget for your approval. We have taken into account the desires and needs of the community and matched it with what is feasible given the economic constraints that face our nation. We are proposing an assessment of \$158 per lot for the 2011/2012 budget year. We maintain our focus on roads and maintenance. This budget proposes 66% of actual income to be spent on roads. In the spring we would like to use some of the road budget to put an oil-solution on the dirt/gravel as dust abatement after the winter wear has been smoothed out.

Thank you to all who voted for the 2010/2011 budget of \$168 per lot. We appreciate your faith in us to follow through with cutting waste. We cut the assessments by 44% from the 2009/2010 budget and Hideaway Valley still ended the 2010 budget year with a surplus over \$40,000 in the bank. This is actual money in our account and not what is owed or some other calculation. In essence we spent less so we taxed less.

Thank you, *Clifford Johnson, President*

RESULTS OF THE ASSOCIATION VOTE REGARDING COMMUNAL TRASH COLLECTION

The members voted overwhelmingly to discontinue trash service paid for by the Association. The vote was 105 to discontinue and 45 to keep communal trash. Many votes came in *after* the election but they were all for the discontinuation of the trash. The association will still sponsor large bins for seasonal clean-up.

The full-time residents can decide whether to contribute to a community trash can or to obtain their own can, or take refuse to the Dump. Trash will remain as it is until May 1, 2011.

A very good suggestion is to have several families go together and obtain a single small can and keep it down by the highway. See Big Hollow Road as an example.

STATEMENTS

As many of you already know from previous meetings and newsletters, Hideaway Valley will now only send one statement beginning in fiscal year 2011-2012. You will still be able to pay quarterly, per the governing documents, but we will not send out reminders or quarterly invoices. If you pay all

(Continued on page 4)

NOTICE TO PLACE LIENS

Notice to all those owners who owe \$500 or more on their assessments to HVPOA: If you have not made a payment arrangement you will have a lien placed on your property. Be aware that the amount of the lien will automatically increase what is owed by \$368 dollars. If this applies to you, the \$500 owed now becomes \$868. This is the collection procedure as stated in the governing documents (Protective Covenants, Article Six and By-laws Article, Five) and by vote of the Board of Trustees:

1. Notice of assessments are sent annually to each lot owner. Payments may be paid annually or quarterly—no individual notices will be sent for quarterly payments.
2. Over due Assessments accrue interest at 10%.
3. Once an account is overdue by \$500 or more, an overdue notice will be sent regarding the amount due and that the lot is subject to a lien.
4. The lien will be turned over to one of the Association Attorneys and the owner will be subject to all costs of collections plus the original amount owed.

The Liens are filed quarterly following the first quarter that \$500 or more is owed! Please heed this notice and make arrangements now to pay overdue assessments. We have begun the lien process with the most egregious overdue accounts, 31 liens were filed in January 2011.



"The good news is, homeowners are actually reading our association newsletter. The bad news is, they are starting to ask questions."

WHAT IF I DIDN'T RECEIVE A STATEMENT?

It would be the same as if you did not receive a statement for your gas, water or electricity, auto insurance, credit card and so on. It doesn't mean you do not owe, it just means there was a delivery error. Contact a Trustee or the President and find what you owe. We work hard to keep assessments low and reasonable so that everyone can afford to pay as you go. If you cannot afford the \$39.50 quarterly amount due, please contact the Board in writing with a payment plan. We have not turned down a payment plan even though a few have reneged on their part of the contract. Your Trustees have no desire to see your property auctioned off to satisfy what is owed but if you think your neighbors will keep paying your part to keep the association running, you are mistaken.

Recipe for Bear or Moose Pot Roast:

Submitted by Shelly Marshall

Ingredients

4 cloves of garlic peeled and sliced, 2 tbl olive oil, 2 cups coffee, seasonings to taste, cut of meat. Take any cut of Bear or Moose, preferably the flank. Vegetables to taste.

With a sharp skinny knife, make 8 slits throughout the meat and insert slices of garlic at least an inch inside.

Braise meat in olive oil in a stew pot until lightly brown.

Add coffee. Simmer over medium heat 30 min. Add seasonings and your vegetables and cook as with any pot roast. This makes it tender and removes any gamey taste.

Passed down from my late father, Don Marshall

(Send your favorite recipes to treasurer@hideawayvalley.org to be included in a future newsletter)

Board Contact Information

Clifford Johnson 801 602 3459
President@Hideawayvalley.org

Boyd Williams 435 427 9236
VicePresident@Hideawayvalley.org

Tom LeFevre 801 602 3101
Secretary@HideawayValley.org

Diana Tallmon 435 427 5483
Treasurer@HideawayValley.org

Jake Jacobson 435 4453527
VicePresident2@HideawayValley.org

PROPOSED BUDGET FOR HVPOA: MAY 1, 2011 TO APRIL 31, 2012

Revenues	Amount
Balance from fiscal year 2010-2011	\$40,000
Owner Assessments	\$70,470
Past Due Collections	\$30,000
Total income	\$140,470

Fixed Expenses	Annual Amount
Contingency Fund	\$10,000
Telephone	\$120
Web Site	\$300
Taxes	\$100
Insurance	\$800
Total fixed expenses	\$11,320

Variable Expenses	Annual Amount
Road Maintenance	\$75,000
Sign (trash-common area)	\$200
Snow Removal	\$10,000
Weed Control	\$2,900
Spring and Summer Clean-up Dumpsters	\$1,200
Office Supplies & Equipment	\$1,675
Newsletter (postage and printing)	\$1,500
Room Rentals	\$250
Legal Services & Lien fees	\$3,300
Accounting & Tax Services	\$2,500
Advertising for Bids	\$125
Noncollectable Assessments	\$27,000
Prepayment Discounts	\$3,500
Total variable expenses	\$129,150

Total fixed and variable expenses	\$140,470.00
If approved, assessments will be \$158	

The numbers you see are based on proposed spending and includes another carry over of excess funds. Remember that we are a non-profit and at the end of the year our balance should be zero. We are trying to eliminate the carry over of funds in order to comply with the law. We will finish the year with 30k to 50k depending on snow removal costs.

Our annual assessment, should you approve this budget, will be \$158. This year's discount will amount to \$15.80 per account if you pay in full before May 30, 2011.

Our proposed budget is \$10 less than last year's budget and is 48% lower than the 2009-2010 budget. There is still enough reserve to meet unexpected expenses, should they occur.

Please keep in mind the amount spent on roads in this budget is three times what was spent in 2007 (roads were 26% of the budget) and double what was spent in 2008 (29% of the budget). In the 2009-2010 budget, the amount allocated for the roads was only 32% of the budget even though assessments were \$300!

This year we have 66% of projected income allocated to our roads.



Keep this budget for your records as we will be voting on it at the Annual meeting, provided there are no changes until the ballot goes out.

HVPOA Newsletter

HC 13 Box 3001

Fairview, UT 84629

435-427-5483

Budget Proposal Inside

Coming in next issue:

Ballot and notice for Annual Member Meeting, April 2011

(Continued from page 1: Statements)

four quarters at the start of the year you will receive a 10% discount and you will be current until the start of the 2012 fiscal year. Thank you to all who paid early and on time! You may skip the lecture to those who are a little to a lot behind on page 2. Go to page 3 and look over the proposed budget carefully.

If you had a balance it will carry over and be added to your new total. Please keep in mind that you will be charged 10% interest annually on all unpaid balances. It is your responsibility to pay on time and by you taking this responsibility, you save Hideaway money. Thank you for your cooperation.

As always, if you have an error on your statement please contact a Trustee.



CALL FOR CANDIDATES

It is time to elect trustees again. If you would like to volunteer your time and talents for the improvement of Hideaway Valley, please write up to 200 words on your vision for Hideaway, a few words on your qualifications, and include a photo.

All candidates will be included in a newsletter along with your ballot. Remember that you can submit a proxy for one meeting or appoint an agent you trust if you would like someone to vote for you.

The deadline for candidates to declare in writing is March 15, 2011 as decided at the end of the January 2011 Members Meeting.