



"Selling Utah One House at a Time"
Since 1963

859 Washington Blvd., Ogden, Utah 84404; Tel: 801.399.5883/ 800.925.6083; Fax 801.340-4811
www.welchagency.com

Thursday, January 08, 2009

South Willow Creek Home Owner
South Willow Creek HOA
Draper, Utah 84020

RE: Dues Increase/Special Assessment

Dear Home Owner,

After several months of research and discussion, the Board of Directors has voted in favor of increasing the monthly dues 10 dollars to \$151/month. This increase becomes effective March 1, 2009. One major reason for the increase comes from the Board's decision to accelerate the payment of the note the association has with Welch Agency, as well as, the new treadmill in the Exercise Room. Also, the budget for snow removal has been increased, which we believe, is a more realistic number based upon snowfall patterns and the current needs of the community. However, there should be some savings in areas such as pool maintenance, water, waste removal and office expenses.

In addition to this increase the board has also deliberated and decided to implement a special assessment as outlined in Section 21.a of the CC&Rs. The reason for this assessment is based upon the following:

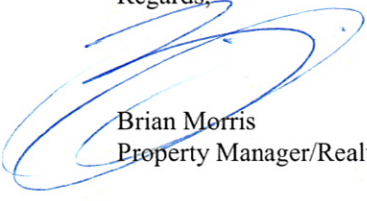
1. The U.S. Congress has recently passed the Virginia Graham Baker Pool & Spa Safety Act (VGB Act). This Act requires that all pools be built and/or retrofitted with a dual main drain system. Until this is completed, the pool cannot operate without facing stiff fines. The Board has recently solicited bids for such conversion and has signed a contract with Cambria Pools to complete this work.
2. A window in the Club House meeting room has a major break which presents a threat to those who use the area for gatherings. The association wants to reduce liability of injury to persons by having that repaired as soon as possible.
3. Several trees in the community have contracted Fire Blight. Fire Blight is a bacterial disease which can slowly kill trees overtime, but more importantly can spread to other flowering trees in the community. The Board has decided to reduce the further escalation of the disease, by having a certified arborist treat the trees in the spring. This action will help to save the mature landscape of the community and reduce the likelihood of major expenditures in replacing vegetation that dies.
4. Now that 2008 has passed, it is well noted that the winter months have been extremely harsh. In the first three months of the year and in December, the area along the Wasatch Front received record breaking snow fall amounts. Because of the large amounts of snow, the costs for snow removal were in excess of nearly twice the amount of the budget. For this reason, it has become necessary to include this in this special assessment. Please look at the attached sheet showing snow dates the community received service.

That being said, each owner will be assessed \$143 to help offset the expenditures as mentioned above. Therefore, the Board is asking that each member pay the assessment as soon as possible; however, according to Section 21.b, the Board is allowing owners to pay in installments. A reminder coupon for the special assessment has been included with this mailing for your use.

We understand that increases can be difficult, but every effort has been made to keep the costs as low as possible and still meet the outlined and expected services of the community.

If you have any questions, feel free to contact our office.

Regards,



Brian Morris
Property Manager/Realtor

**South Willow Creek Home Owners Association
Budget for 2009**

Total Homes

126

	Yearly Cost	Monthly Cost Per Unit
Maintenance		
6206 Clubhouse Cleaning:	\$ 4,000.00	\$ 2.65
6207 Equipment Lease:	\$ 2,000.00	\$ 1.32
6210 Ext. Bldg.:	\$ 1,000.00	\$ 0.66
6220 Cleaning Supplies:	\$ 150.00	\$ 0.10
6250 Grounds Clean-up:	\$ 1,500.00	\$ 0.99
6273 Maintenance Supplies:	\$ 150.00	\$ 0.10
6275 Miscellaneous:	\$ 2,000.00	\$ 1.32
6304 Clubhouse:	\$ 1,500.00	\$ 0.99
6305 Landscaping:	\$ 15,000.00	\$ 9.92
6310 Landscape Supplies:	\$ 12,000.00	\$ 7.94
6315 Sprinklers:	\$ 5,500.00	\$ 3.64
6335 Snow Removal:	\$ 21,500.00	\$ 14.22
Snow Supplies:	\$ -	\$ -
6355 Pool Maintenance:	\$ 4,500.00	\$ 2.98
6360 Pool Supplies:	\$ 1,000.00	\$ 0.66
Utilities		
6605 Cable TV:	\$ 33,000.00	\$ 21.83
6610 Electricity:	\$ 3,000.00	\$ 1.98
6615 Gas:	\$ 2,500.00	\$ 1.65
6620 Sewer:	\$ 500.00	\$ 0.33
6630 Water:	\$ 42,000.00	\$ 27.78
6640 Waste Removal:	\$ 14,000.00	\$ 9.26
Management:		
6706 Bank Fees:	\$ 1,000.00	\$ 0.66
6710 Property Tax:	\$ 500.00	\$ 0.33
6715 Property Insurance:	\$ 20,000.00	\$ 13.23
6721 Loan Payment:	\$ 12,000.00	\$ 7.94
6725 Legal:	\$ 1,000.00	\$ 0.66
6727 License & Permits:	\$ 500.00	\$ 0.33
6730 Management:	\$ 15,120.00	\$ 10.00
6735 Office Expense:	\$ 2,000.00	\$ 1.32

	Yearly Reserve	Monthly Cost Per Unit	Replace Interval Years	Replace Cost
Capital Reserves:				
Asphalt Streets:	\$ 5,000	\$ 3.31	20	\$ 100,000
Concrete Sidewalks & Curbing:	\$ 3,400	\$ 2.25	25	\$ 85,000
Exterior Bldg. Repairs:	\$ 1,667	\$ 1.10	30	\$ 50,000

Total Monthly Dues: \$ 151.00

Special Assessment (2009):				
Pool Drain (VGB Act):	\$ 3,100.00			
Clubhouse Window:	\$ 1,200.00			
Fireblight Treatment:	\$ 1,000.00			
Snow Removal Overage:	\$ 12,676.00			
Total:	\$ 17,976.00			
Total Assessment:		\$ 143.00		

Snow Removal Dates - 2008

Budget 2008:	\$ 17,000.00
Expenditure:	\$ 32,878.00
Overage:	\$ (15,878.00)

Snow Removal Dates:

January 5, 2008
January 6, 2008
January 7, 2008
January 9, 2008
January 11, 2008
January 12, 2008
January 14, 2008
January 15, 2008
January 21, 2008
January 23, 2008
January 25, 2008
January 28, 2008
January 29, 2008
January 30, 2008

February 1, 2008
February 3, 2008
February 4, 2008
February 5, 2008
February 6, 2008
February 8, 2008
February 14, 2008

March 2, 2008

November 5, 2008

December 13, 2008
December 16, 2008
December 18, 2008
December 19, 2008
December 22, 2008 (ice melt only)
December 23, 2008 (ice melt only)
December 25, 2008
December 26, 2008