



## **Meadows East Homeowners Association**

Dear Neighbor,

Welcome to our neighborhood! You are now part of a Home Owner's Association (HOA). With this, there are lots of benefits. Perhaps you were ready to have someone else take care of the lawn and shovel the snow. Maybe you liked the idea of not having to hassle painting the exterior of your home. Perhaps you were tired of seeing your neighbor's laundry flapping in the wind or your other neighbor always working on his junkie car. You've moved to the right place. Along with the benefits, there are also lots of responsibilities. The association is governed by a set of rules found in our Bylaws. These are so we can all enjoy life here at Meadows East.

The inside of your house is for you to take care of and change as you desire. For the sake of conformity, no changes can be made on the outside of your home without permission from the Architectural Committee. This includes, but is not limited to, window awnings, stair railings, skylights, satellite dishes, new landscaping, new windows, and new front doors. You can understand if everybody did whatever he or she wanted, Meadows East would lose its appeal.

The lawn we all can enjoy is called the Common Area. Common Area means just that: It is for each of us to enjoy. You're welcome to use it. We want you to enjoy it. Set up your crochet or badminton for the afternoon, but don't expect to do anything on a permanent basis. You're welcome to have pets, but because we all are entitled to enjoy the Common Areas, you are required to have your pet on a leash and clean up after them.

You may already know about the HOA fees. We call these fees, assessments and there are always questions about where the money goes and who makes budget decisions. Every year at our Annual Meeting in August, individual homeowners vote on a Board of Directors to represent them and make decisions for them concerning what happens here at Meadows East. This meeting is very important and your vote is crucial and must be well thought through.

We are currently managed by Welch Randall Property Management. Their mailing address for HOA dues is 5300 S. Adams Ave Pkwy #8, Ogden UT 84405. Please call Welch at 801-399-5883 when you notice something needs repair or you have a question or complaint.

Your fees not only cover the administrative cost of the HOA but also pay for the maintenance of the Common Areas, including landscaping, snow removal, repairs, electric lights, and sprinklers. Another cost is for the culinary water you use along with sewage, your trash removal, recycling, pool operating costs, and Condo & PRUD home owners insurance to cover the outside of the units. Every month money is also put in Reserve accounts designated for replacements of roofs, painting, and certain repairs spelled out in our CC&R's, which would not reasonably be expected to recur on an annual or less frequent basis. We are also including our HOA list of rules and fees to help you understand more about your community.

In regard to satellite dishes, you will need to obtain a letter of approval from the Architectural Committee before installation. This is easily done by contacting us. The CC&R's require all owners to do so. Yes, it's a formality, but is also insures compliance. Without the letter, you may be liable for additional fees and/or costs.

We hope this letter is informative. You should have received a copy of the Meadows East Home Owners Association Bylaws and CC&R's (Covenants, Conditions, and Restrictions) during the process of the purchase. You'll find lots of valuable information there.

Thank you,

Meadows East HOA