

WAPITI BLUFF ESTATES HOMEOWNERS ASSOCIATION

52 Wapiti Loop Hyrum, UT 84319 www.wapitihoa.com

Hello Neighbor!

We are very happy to welcome you to your new home and to the Wapiti Bluff Estates Homeowners Association. (HOA) As you know, Wapiti Bluff Estates is a Planned Unit Development (P.U.D.) meaning that the homeowners in this development privately own the subdivision. This provides you with a great opportunity for you as a homeowner to have a voice in and to be actively involved with how the subdivision is run and cared for.

We have 84 houses in the neighborhood, a park located in between Rocky Mountain Way and Tule Drive with a mini soccer field and playground equipment with extra parking on the east side. There is also an overflow parking lot for campers, boats, extra vehicles and trailers that you may have. If you are going to park anything there for longer than 3 days, you will need to register the vehicle/trailer with the HOA to ensure that it doesn't get towed. You can register these by visiting www.wapitihoa.com and follow the promptings.

On our website we also have all of our CCNR and Bylaws. We strongly encourage reading through these and refer back to them for any questions. We will also post any upcoming information for meetings, activities and notices on the website, on each mailbox and on the bulletin board that is located on the shed in the park. We also send out newsletters with the monthly statements with updated information.

EVENTS

Each year in March, we have an annual HOA meeting to vote in new board members, vote on any concerns that neighbors might have, and go over the annual income and budget expenses. It is mandatory that each household is in attendance. The date is always the first Wednesday of March and the time is to be determined.

We also have a Winter Party, Spring Cleanup Day, HOA Yard Sale,

Easter Egg Hunt, Summer BBQ, Semi Annual Meeting and a Fall Cleanup Day. These are activities for everyone in the neighborhood to participate in.

DUES AND PAYMENTS

When you signed the millions of documents at closing you were notified that there are yearly HOA Dues. A lot of people wonder, how much are my HOA Dues? And what do they pay for?

The homeowners dues are \$35.17 a month or \$422.04 a year payable on or before the 1st of each month. These payments are to be made to Wapiti HOA, by either using a check, money order or cashier's check sent to the listed address above, placed in the drop box, or taken to the Secretary/Treasurer. They can also take cash payments or by using a credit card with a 2.75% fee added to the payment. We are also setting up Pay Pal for your convenience.

Any payments that are not received by the 10th are subject to a \$5 late fee and 18% interest on past due balances. After a \$75.00 unpaid balance, culinary water services will be shut off and a \$60 fee will be assessed to the homeowner. (in the event that there is no shut off valve, the fee will be assessed each month until

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payment is received.) At a \$125 balance, a lien will be placed on the property, and a suit is the next possible option of non-payment. Any questions or concerns about your statement can be emailed to accounting@wapitihoa.com .

What do my HOA Dues Cover? They cover quite a few things that a lot of people didn't know about.

*The Private Park; all maintenance of the park equipment, wood chips, and lawn care, watering the lawn, sprinkler maintenance, overgrown weeds on the walkways, picking up litter and garbage.

- * All Electricity in the neighborhood. (Black light poles that are in between houses)
- * Overages of culinary water. There are only 2 water meters in the HOA, all houses pay a fixed fee to Hyrum City, all the extra overages are billed to the HOA.
- *All needed repairs on the Water Lines and Sewer Lines in the Subdivision. *All road repair and resurfacing repairs.*Snow Removal of the Roads.* Insurance.
- * Irrigation water rights.
- * Attorney Fees for placing Liens, getting info on properties, etc.
- * Property Taxes on the empty parking lot and the Park.
- * Maintenance of fences that line the HOA property in the park, walkways, and exterior of the neighborhood.
- *Neighborhood parties; Winter Parties, Games/Activities for Easter, Summer, etc.

MISCELLANEOUS ITEMS

Please keep the exterior maintenance of your property up to standards to ensure great curb appeal and to keep the value of all homes in the neighborhood higher; by keeping fence panels on the back side of park, along boundary and walkways in good repair. If there are missing planks or ones that are rotted through, you will need to replace these. If they are on the HOA property, our maintenance person will be replacing them. Keeping weeds and grass well manicured and garbage and litter cleaned up.

Please bring your garbage cans to the curb only the night before pickup (Wednesdays) and place them next to your house/garage so it will help block the wind from blowing the lid open by the next morning the day after pickup.

There is no parking on the HOA roads. Please, if you have guests, have

them park in your driveway as many as can fit or in the parking stalls provided next to your driveways. (These are not permanent parking stalls for your garbage cans or

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trailers, but are to be used for guest parking), if additional parking is needed, there is extra parking at the park or at the RV/Trailer parking lot.

We hope that this letter will help introduce our neighborhood and give you some insight of the HOA. Thanks again for helping make our HOA neighborhood a beautiful place to live. If you have any questions or concerns please notify a member of the board. Each board members' name and number are listed on the website. We hope you enjoy your new house and again Welcome to the Neighborhood.

Wapiti HOA Board Members
