

HVPOA Newsletter

HideawayValley.org / Secure Section / ID: HPVOA PW: peace



April 1, 2011

Annual Meeting:

April 16, 2011 10am
Location: Wilkinson Center
NW corner of
E Campus Dr & E 1060 N
on BYU Campus

From North University Ave turn
east onto E 1230 N St which
merges into E Campus Dr.
Room 3380—Provo, UT 84601
(801) 422-INFO

Hideaway Valley Annual Meeting

Candidates for Trustee

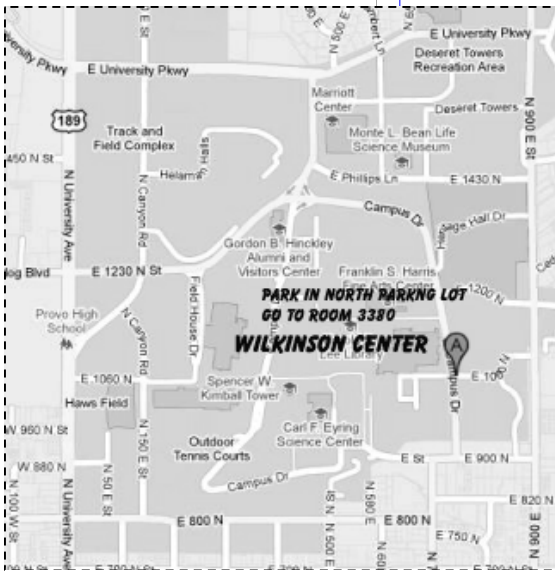
Thank you to all who sent in the required vision statement and photo for Hideaway Valley's annual Elections by the deadline of 15 March! Once the top three candidates are elected we will decide at the following board meeting who will fill what office. Special Thanks go to Boyd Williams for deciding to run again and continue to serve his neighbors. Did you know Mr. Williams served as Trustee in the 1990s? It is an exciting time in Hideaway and we look forward to serving you. We also have a few surprises planned for the summer meetings.

We wish to recognize our outgoing Trustees with indemnification and our thanks, Diana Tallmon, Tom LeFevre and Boyd Williams for their service.

Collections Update

By now those of you who owe more than \$1500 in past due assessments have been contacted by one of our Association attorneys. If you have not been contacted it is not too late to contact the Trustees and present in writing a plan to pay past due assessments.

(Continued on page 6)



Updates on Association Business

Road Update

Spring road work will start very soon! The plan is to start with Hideaway Valley Drive. It was scheduled for

compacted into the mud. By fall you will see a definite improvement for the roads covered in year 3 of the 5 year plan.

We all would like our roads to be completed first but if you are building a house or have a problematic section of road, please contact the Trustees in writing so we can evaluate the needs of all.

Time to Recycle in Hideaway

Many of you have requested Hideaway start a recycling effort as part of our trash program. Unfortunately for recycling Hideaway will no longer sponsor community trash removal other than for seasonal clean up. With that being said, trash will be generated by owners so there is still something we can do save global resources. Your Trustees have many things to do but we will make room for one more. If you have some time we would like to create a committee and we need volunteers for the recycling project. Please contact your Trustees for details.

Inside this issue:

- Candidate Profiles 2
 - Contact for the Board 2
 - Ballot 3
 - Agenda for Meeting 5
 - HOA vs POA 5
 - Survey Questions 3
 - HVPOA Handbook 6
- service last year but the weather caught us before it could happen. Our sincere apologies to those effected.
- In recent years our road improvement process was done in a way where costs were not easily estimated or controlled. Starting spring of 2011 we are seeking bids so our road committee will know up front how much the roads cost to improve/maintain a specific section.
- We have heard many complaints regarding the road base and continued mud conditions. Most of the main roads have sufficient base where what they need now is crushed rock to be

Candidate Profiles

Published as submitted by the candidates.



Boyd Williams

Training for Trustees

The new Trustees will have an opportunity to participate in training to go with their jobs. We hope it will equip everyone with necessary tools to succeed.

© 2002 Ted Goff



"I'd like to introduce the new candidate for the board."

Contact Information for Trustees:

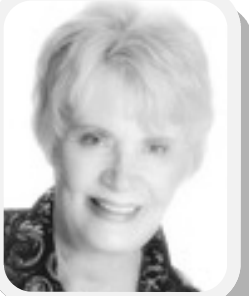
Clifford Johnson 801 602 3459
President@Hideawayvalley.org

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



Georgiana Gerlis

I have owned property in Hideaway since 2005 and have watched both our progress and our pitfalls. Even though I live in California, I attended the settlement meeting because I understand that protecting our rights is a personal responsibility. Since I believe we should all take our turn at serving, now is my turn. I applaud this board for using telecommunica-

tions in conjunction with the their meetings because it means you do not have to live in Hideaway in order to run for the board and participate.

I would like to continue the major strides made by this current board of getting value for our expenditures in these tough economic times. I believe every board should try extra hard to keep assessments low. Vote for me and I promise to be diligent and work as a team member in this association.



Shelly Marshall

I didn't think I would ever run for the board because I felt I'd seen way too much conflict and been the recipient of a lot of bad press. But I love this community and can not imagine letting any of the tremendous gains slip through our fingers. In any Association we are only one election away from disaster. I want to help ensure that our community servants work for the whole community and not just narrow interests. I may not agree with all my neighbors, but I will support whatever we vote on. Your voice is important to me because your dollars run this Association. If you vote for it, I will fight for it.

It's my time to serve and I will work to make you proud.

HVPOA Ballot for Annual Meeting April 16, 2011

BOARD PROPOSED BUDGET: The proposed budget for 2011 to 2012 fiscal year was mailed to each member in the beginning of March. By approving this budget, the assessment for this year will be \$158. In order to meet IRS requirements, members must vote to apply the excess monies from last year's budget to next years budget. The board recommends that you vote yes on both items. If the budget proposals are not approved, the budget will revert to last year and last year's assessment of \$168 per lot.

1. I approve the carry over of unexpended funds derived from assessments for the fiscal year May 1, 2010 to April 31, 2011 to the revenues for the budget for the fiscal Year May 1, 2011-April 30, 2012.

YES _____ NO _____

Explanation: A Federal IRS ruling (**70-604**) limits the use of assessment revenue of non-profit corporations to the expenses budgeted for the current fiscal year. Any excess must be refunded unless the carry-over to the next budget year is approved by the members. Funds may be accumulated in reserves for specific capital expenses approved by a vote of the members in advance of the accumulation and the Board is required to provide detailed financial reports to the members covering the use of funds from any such reserve. The current Board does not propose to accumulate any reserves for purposes beyond the current fiscal year.

2. I approve the Proposed budget as mailed March 1, 2011 which makes this year's assessments \$158. (check one)

YES _____ NO _____

CANDIDATES FOR THE BOARD

3. Three trustees positions expire this year. Election of Trustees to fill the vacancies left by the expiration of office held by Tom LeFevre, Diana Tallmon, and Boyd Williams. Please read the information included in this mailing to familiarize yourself with each candidate. The candidates are running unopposed. Vote for only three candidates.

Boyd Williams (Incumbent)	{ _____ }
Georgiana Gerlis	{ _____ }
Shelly Marshall	{ _____ }
Write in: _____	{ _____ }

INSTRUCTIONS AND VOTER VERIFICATION

An entity (corporation or trust) is required to sign its name by an officer or designated authority. Please indicate when signing.

Print name (and title if applicable)

Signature Date

Number of lots Put letter and number of lot(s)

Valid phone number for verification: _____

Complete information on the reverse

Number of lots I own _____ Number of proxy/agent votes _____ Total of votes: _____

If you are a proxy holder or agent (the Board must have received a copy of proxy or POA to be valid), list the proxies you hold or the lots you represent as an agent:

Print name of lot owner you are voting for Number of lots they own Letter and lot number(s)

Print name of lot owner you are voting for Number of lots they own Letter and lot number(s)

Details: The quorum for this election will be determined by counting all memberships represented in person, by proxy, by agent, and by mail-in ballot at the April 16, 2011 Annual 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 totals for trustees shall fill the vacancies. If not voting in person or by proxy, ballots *must be received* by the nonprofit corporation and delivered by hand, mail, fax, or email with a valid signature and phone number for verification by noon on Friday April 15, 2011 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 April 15, 2011 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
Email to: Secretary@hideawayvalley.org (must be scanned with a proper signature)
Or Fax to 801-352-7623

Survey Questions

Note: This survey section is not a vote and is used for informational purposes only. The more information the board has, the better they may serve you.

The following is a list of questions designed to give your Trustees an idea of where to guide your association. The questions are based on suggestions from Members. Answers are voluntary but Trustees would greatly appreciate your input.

Would you be in favor of paying \$500 or more per lot so Hideaway can have more city services? Examples: Community pool, security services, code enforcement patrol,
 Yes No

Would you be in favor of greatly increasing the budget allocation for legal services to sue those who violate Governing Documents? Most fences are built in the road easement.
 Yes No

Would you be in favor of paying \$500 or more per lot so Hideaway can have paved roads?
 Yes No

Agenda for the Annual Meeting
April 16

Call to Order: Clifford Johnson, President

Approve minutes from last 2 meetings, LeFevre

Adopt Agenda

Treasurer's Report:-Diana Tallmon

Report on Budget Proposal: Clifford Johnson

Road Report-Boyd Williams
a) Present road plan

Report– Clifford Johnson
a) State of the Association
b) Introduce Handbook

Election
a) Appointment of election tellers
b) Fill out Ballots (no discussion of candidates to protect those who voted by mail-in ballot)
c) Open mail-in ballots and tally with in-person ballots

Open Forum: Member's timed forum (sign up sheet at the door)

Adjournment

***Home Owners Association or
Property Owners Association?***

Several full time residents commented at a recent Trustee Meeting on the contrast between themselves and those who come to their land a few times a year with family and friends. Since the majority of owners fall into the "occasional use" category, decent roads and reasonable assessments are their priority.

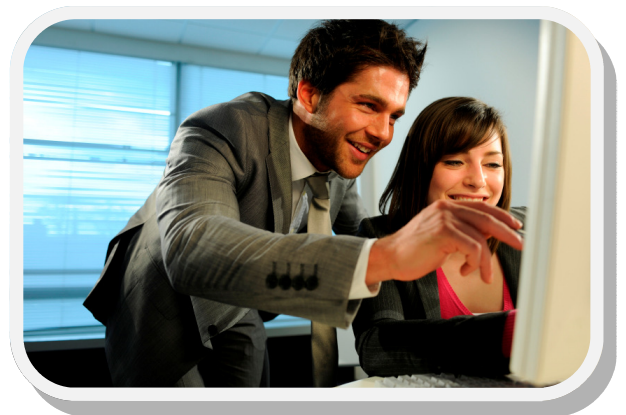
It was suggested Hideaway divide into a Home Owners Association (HOA) for those with homes and the rest would fall into a Property Owners Association (POA). The difference in cost between both interests is snow removal. The budget for snow removal this next year is \$10,000; divide that by approximately 50 full time residents and we are at \$200 per lot for snow removal alone. Most owners would be ok with \$200 per lot if 80% went for roads.

Another idea to spread the cost of services is to pay an assessment proportional to a percentage of your property tax. The tax rate for undeveloped land is just about what you are paying now if you pay annually with the 10% discount. We could also use tiered assessments not unlike Whispering Pines does now. We will open this up for discussion at an upcoming Member's Meetings. Or we can keep it like it is if everyone agrees to play nice.

Stay Tuned!

New Web Site Look

We have decided to revamp the website again. The new site will be more directly under our control. The old site was an experiment and we found that it constricted how much we posted and the design left little room for instructional information or commentary. The board felt it was better to have more pages (as opposed to one on the last site) and more flexibility. Since we don't have a corporate office, we want to include as much information as possible for your convenience.



The most exciting news on this site is that we will have a public section (for realtors and buyers) and a member's only section so that we can post our financial information away from the public. We may incorporate forums and discussion boards if members request it. And once again, we will invite members to send us their web sites so we can share your endeavors with other owners here in Hideaway. The Internet is a great way to network and get to know your neighbors and we plan to encourage communication and sharing when ever possible. (Note: *there is a new ID and password, too: ID HVPOA PW Peace*)

Hideaway Valley Property Owners Association
 HC 13 Box 3001
 Fairview, UT 84629
 435 427 5483

In the Next Issue

Election results

Annual Invoice

(there will only be ONE this year)

(Continued from page 1) Elections, budget, and by-laws

AVOID COURT, IT'S EASY!

Save yourself some time and court cost by cracking open your piggy banks. Did you know that if you pay as little as \$25/month by automatic bank withdrawal you can pay off roughly the equivalent of two years worth of assessments (at 2010/2011 levels)? For the cost of a few premium cable channels you can keep your land in Hideaway!

Home Owners Association or Property Owners Association

Several full time residents commented at a recent Trustee Meeting on the contrast between themselves and those who come to their land a few times a year with family and friends. Since the majority of owners fall into the "occasional use" category, decent roads and reasonable assessments are their priority. It was suggested Hideaway divide into a Home Owners Association (HOA) for those with homes and the rest would fall into a Property Owners Association (POA). The only difference in cost between both interests is snow

removal. The budget for snow removal this next year is \$10,000; divide that by the 50 full time residents and they are at \$200 per lot for snow removal alone. Although the covenants would not currently allow for a split, we are researching options. Most owners would be ok with \$200 per lot if 80% went for roads. Another idea to spread the cost of services is to pay an assessment proportional to your property tax. The tax rate for undeveloped land is just about what you are paying now if you pay annually with the 10% discount. We could also use tiered assessments not unlike Whispering Pines does now. We are going to open this up for discussion at upcoming Member's Meetings. Stay Tuned.

Trespassing

Most property is posted adequately with "No Trespassing" signs. HVPOA is not responsible if you cross onto property not belonging to you and your lead deficiency is rectified. Be respectful of boundaries and have a nice spring.

Handbook

After much preparation and input from members our first ever HVPOA Handbook is ready! We have 100 printed copies as well as electronic copies. Electronic copies are available for download from the official website as well as the Member to Member site. The handbook will be sent to local real estate and title companies.

It is our sincere hope that those outside of Hideaway can see that we are modern and organized. We hope to gain a reputation for having the nicest and most informed members of any property owners association in the state. Many thanks go to all those who contributed time and talents to making the handbook a great success.

