

GREYHAWK TOWNHOMES
Snow Removal: The Good, The Bad, and the Ugly
Winter 2019 and Beyond

Greyhawk Residents:

We recognize a special assessment of any kind is incredibly stressful and can be frustrating. In the existing CC&R's snow removal is provided by the HOA for all driveways. However, there are many problems that can arise from providing snow removal on driveways. As you look at the special assessment we encourage you to review the information below as well as the attached Greyhawk Snow bills so you can see how quickly the prices can add up!

The Good

The biggest positives of keeping snow removal for the driveways in the community is that there are individuals who live onsite who are not able to plow the driveways on their own due to physical or age limitations. Additionally, it is a very nice service to have to know the driveways will be shoveled when it snows. Having the assurance that all areas can be cleared of snow also helps limit liability for the association for slip / fall issues.

The Bad

The biggest drawback to this service is the cost. Currently the HOA pays the following amounts to have the streets and common sidewalks plowed when it snows:

2" - 4": \$705.00

5" - 7": \$880.00

8" - 10": \$1,085.00

If you divide this by approximately 130 homeowners it ranges between about \$5.00 per household to \$8.35 per household to take care of the sidewalks and streets each time it snows.

The cost for the driveways on its on is as follows (based upon 130 homes)

2" - 4": \$1,170.00

5" - 7": \$1,560.00

8" - 10": \$1,950.00

On average, homeowners pay between \$9 - \$15 each time driveways are completed. Multiple companies have bid out the community for snow removal and price ranges are all quite similar.

Another negative of this service is the fact that if vehicles are present in the driveway when the trucks and personnel come, they cannot and most likely will not plow the driveway. There is not a discount for them not completing the driveway as the cost for snow removal is based upon the community as a whole, not per driveway. This means each storm there are driveways that are not being plowed because of the fact that there are cars parked in the driveway.

The Ugly

In every survey that has been provided to the community, the community vote is split approximately 50% / 50% on those who would really like to keep snow removal for driveways vs. those who would like it removed.

Summary

The HOA board is of the belief that by eliminating snow removal from being required for all driveways there can be funds utilized to help cover a variety of other needs at the community. We urge you to consider this as the CC&R's are presented to the homeowners again this summer for vote.

The HOA can provide any host of services the community would desire it to provide. However, these services come at a cost and sometimes the cost can be quite high.

Thank you again for your consideration of these important matters.

NOVEMBER

Beus Landscape Inc.
1007 W. 17th Street
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INVOICE

BILL TO

Grey Hawk Townhomes HOA
3100 Whitetail Dr.
Layton, UT 84040

paid

INVOICE # 14185
DATE 12/04/2018
DUE DATE 12/19/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Monthly snow removal minimum - November	1	1,857.00	1,857.00
11/24/18 - Snow removal from streets - 2" included in minimum			
11/24/18 - Snow removal from driveways - 2.5" included in minimum			
11/24/18 - Snow removal from sidewalks - 2.5"			
Applied 4 bags of salt	4	11.00	44.00

BALANCE DUE **\$1,901.00**

DECEMBER

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INVOICE

BILL TO

Grey Hawk Townhomes HOA
3100 Whitetail Dr.
Layton, UT 84040

paid
INVOICE # 14239
DATE 01/07/2019
DUE DATE 01/22/2019
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
12/03/18 - Snow removal from streets - 3"	1	255.00	255.00
Applied 11 bags of salt	11	11.00	121.00
Snow removal from sidewalks - 2"	1	450.00	450.00
Snow removal from driveways - 2"	128	9.00	1,152.00
12/03/18 - Snow removal from streets - 2"	1	255.00	255.00
Snow removal from sidewalks - 2"	1	450.00	450.00
Snow removal from driveways - 2"	128	9.00	1,152.00
12/05/18 - Trip to apply 10 bags of salt	1	135.00	135.00
12/12/18 - Snow removal from streets - 2"	1	255.00	255.00
Applied 12 bags of salt	12	11.00	132.00
Snow removal from sidewalks - 3"	1	450.00	450.00
Snow removal from driveways	128	9.00	1,152.00
12/12/18 - Snow removal from streets - 2"	1	255.00	255.00
Applied 12 bags of salt	12	11.00	132.00
12/24/18 - Snow removal from streets - 2"	1	306.00	306.00
Applied 13 bags of salt	1	171.00	171.00
Snow removal from sidewalks - 3"	1	540.00	540.00
Snow removal from driveways - 2"	1	1,382.00	1,382.00
12/26/18 - Trip to apply 12 bags of salt	1	157.00	157.00
12/27/18 - Trip to apply 12 bags of salt	1	157.00	157.00
12/27/18 - Snow removal from sidewalks - 2"	1	450.00	450.00
Applied 8 bags of ice melt	8	15.00	120.00
Snow removal from driveways - 2"	128	9.00	1,152.00
12/30/18 - Snow removal from streets - 2"	1	255.00	255.00
Applied 14 bags of salt	14	11.00	154.00
Snow removal from sidewalks - 2"	1	450.00	450.00
Applied 6 bags of ice melt	6	15.00	90.00
Snow removal from driveways - 2"	128	9.00	1,152.00
12/30/18 - Trip to apply 12 bags of salt	1	157.00	157.00
12/31/18 - Trip to apply 12 bags of salt	1	188.00	188.00
12/31/18 - Snow removal from streets - 2"	1	306.00	306.00
Applied 12 bags of salt	1	158.00	158.00
12/31/18 - Trip to apply 10 bags of salt	1	162.00	162.00
12/31/18 - Snow removal from sidewalks - 2"	1	540.00	540.00
Snow removal from driveways - 2"	1	1,382.00	1,382.00

Due within 30 days after submission of Invoice, interest to accrue monthly at 1.5% thereafter.

THANK YOU FOR YOUR BUSINESS

BALANCE DUE

\$15,775.00

Due within 90 days after submission of invoice, interest to accrue monthly at 1.5% thereafter.

JANUARY

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INVOICE

BILL TO
Grey Hawk Townhomes HOA
3100 Whitetail Dr.
Layton, UT 84040

paid
INVOICE # 14285
DATE 02/06/2019
DUE DATE 02/21/2019
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
01/06/19 - Snow removal from streets - 2"	1	255.00	255.00
Applied 7 bags of salt	7	11.00	77.00
Snow removal from sidewalks - 4"	1	450.00	450.00
Snow removal from driveways - 4"	128	9.00	1,152.00
01/06/19 - Snow removal from streets - 4"	1	255.00	255.00
Snow removal from sidewalks - 3.5"	1	450.00	450.00
Snow removal from driveways - 3.5"	128	9.00	1,152.00
01/06/19 - Snow removal from streets - 2"	1	255.00	255.00
Applied 10 bags of salt	10	11.00	110.00
01/07/19 - Snow removal from streets - 5"	1	330.00	330.00
Applied 9 bags of salt	9	11.00	99.00
Snow removal from sidewalks - 3"	1	450.00	450.00
Snow removal from driveways - 3"	128	9.00	1,152.00
Applied 8 bags of ice melt	8	15.00	120.00
01/16/19 - Snow removal from streets - 3"	1	255.00	255.00
Applied 7 bags of salt	7	11.00	77.00
Snow removal from sidewalks - 3.5"	1	450.00	450.00
Snow removal from driveways - 3.5"	128	9.00	1,152.00
01/16/19 - Snow removal from streets - 2"	1	255.00	255.00
01/18/19 - Trip to apply 4 bags of salt	1	69.00	69.00
01/21/19 - Snow removal from streets - 4"	1	255.00	255.00
Applied 8 bags of salt	8	11.00	88.00
Snow removal from sidewalks - 3"	1	450.00	450.00
Snow removal from driveways - 3"	128	9.00	1,152.00
Applied 6 bags of ice melt	6	15.00	90.00
01/23/19 - Trip to apply 7 bags of salt	1	102.00	102.00

THANK YOU FOR YOUR BUSINESS

BALANCE DUE

\$10,702.00

Due within 30 days after submission of invoice, interest to accrue monthly at 1.5% thereafter.

JANUARY

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INVOICE

paid

BILL TO
Grey Hawk Townhomes HOA
3100 Whitetail Dr.
Layton, UT 84040

INVOICE # 14269
DATE 01/14/2019
DUE DATE 01/29/2019
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
01/09/19 - Relocated snow piles with loaders 2 skid loaders with operators for 5 hr each 1 laborer for 5 hr	1	1,050.00	1,050.00

THANK YOU FOR YOUR BUSINESS

BALANCE DUE

\$1,050.00

Due within 30 days after submission of invoice, interest to accrue monthly at 1.5% thereafter.

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FEBRUARY



unpaid / not paid

INVOICE # 14323
 DATE 03/06/2019
 DUE DATE 03/21/2019
 TERMS Net 15

Invoice

BILL TO

Greyhawk Townhomes HOA
 3100 Whitetail Dr.
 Layton, UT 84040

ACTIVITY	QTY	RATE	AMOUNT
02/05/19 - Snow removal from streets - 6"	1	330.00	330.00
Applied 10 bags of salt to streets	10	11.00	110.00
Snow removal from sidewalks - 3.5"	1	450.00	450.00
Applied 8 bags of ice melt to sidewalks and driveways	8	15.00	120.00
Snow removal from driveways - 3.5"	128	9.00	1,152.00
02/06/19 - Snow removal from streets - 3"	1	255.00	255.00
Applied 12 bags of salt to streets	12	11.00	132.00
02/06/19 - Snow removal from streets - 2"	1	255.00	255.00
Applied 8 bags of salt to streets	8	11.00	88.00
Snow removal from sidewalks - 3.5"	1	450.00	450.00
Applied 8 bags of ice melt to sidewalks and driveways	8	15.00	120.00
Snow removal from driveways - 3.5"	128	9.00	1,152.00
02/07/19 - Snow removal from streets - 2"	1	255.00	255.00
Applied 10 bags of salt to streets	10	11.00	110.00
Snow removal from sidewalks - 2"	1	450.00	450.00
Applied 5 bags of ice melt to sidewalks and driveways	5	15.00	75.00
Snow removal from driveways - 2"	128	9.00	1,152.00
02/10/19 - Snow removal from streets - 6"	1	330.00	330.00
Applied 8 bags of salt to streets	8	11.00	88.00
02/10/19 - 1/2 push - Cleaned up streets	0.50	255.00	127.50
Applied 8 bags of salt to streets	8	11.00	88.00
02/11/19 - Snow removal from sidewalks - 4"	1	450.00	450.00
Applied 7 bags of ice melt to sidewalks and driveways	7	15.00	105.00
Snow removal from driveways - 4"	128	9.00	1,152.00
02/13/19 - Snow removal from streets - 2"	1	255.00	255.00
Applied 6 bags of salt to streets	6	11.00	66.00
Snow removal from sidewalks	1	450.00	450.00
Snow removal from driveways	128	9.00	1,152.00
02/16/19 - Snow removal form streets - 2"	1	255.00	255.00
Applied 12 bags of salt to streets	12	11.00	132.00
Snow removal from sidewalks - 3"	1	450.00	450.00
Applied 12 bags of ice melt to sidewalks and driveways	12	15.00	180.00
Snow removal from driveways - 3"	128	9.00	1,152.00
02/17/19 - Trip to apply 8 bags of salt to streets	1	113.00	113.00
02/19/19 - Snow removal from streets - 2"	1	255.00	255.00

Due within 30 days after submission of Invoice, interest to accrue monthly at 1.5% thereafter.

ACTIVITY	QTY	RATE	AMOUNT
Applied 5 bags of salt to streets	5	11.00	55.00
Snow removal from sidewalks - 2.5"	1	450.00	450.00
Snow removal from driveways - 2.5"	128	9.00	1,152.00
02/20/19 - Snow removal from streets - 6"	1	330.00	330.00
Applied 10 bags of salt to streets	10	11.00	110.00
Snow removal from sidewalks - 5.5"	1	550.00	550.00
Snow removal from driveways - 5.5"	128	12.00	1,536.00
02/20/19 - Snow removal from streets - 2"	1	255.00	255.00
Applied 8 bags of salt to streets	8	11.00	88.00
Snow removal from sidewalks - 2"	1	450.00	450.00
Applied 8 bags of ice melt to sidewalks and driveways	8	15.00	120.00
Snow removal from driveways - 2"	128	9.00	1,152.00

THANK YOU FOR YOUR BUSINESS

BALANCE DUE

\$19,704.50

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MARCH



Invoice

BILL TO

Grey Hawk Townhomes HOA
3100 Whitetail Dr.
Layton, UT 84040

not paid

INVOICE # 14365

DATE 03/18/2019

DUE DATE 04/02/2019

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
03/08/19 - Snow removal from streets - 3"	1	255.00	255.00
Applied 10 bags of salt	10	11.00	110.00
Snow removal from sidewalks - 4"	1	450.00	450.00
Applied 10 bags of ice melt	10	15.00	150.00
Snow removal from driveways - 4"	128	9.00	1,152.00

THANK YOU FOR YOUR BUSINESS

BALANCE DUE

\$2,117.00