



# Westfield Estates Phase III Home Owners Association

Summer Newsletter 2022

## Annual HOA Homeowners meeting

The HOA Board will schedule the annual Homeowners meeting for August 9<sup>th</sup>, 2022 at the Layton City library at 7:00pm, but all homeowners are encouraged to attend the annual HOA meeting on the 10<sup>th</sup> of August 2022. We are required to have a quorum (at least 50% of all homeowners) of the homeowners at the annual meeting, but we never get a quorum of the homeowners, so per the community CCR & Rs we are required to have the official annual Homeowners meeting the following day. The official Annual HOA Homeowners meeting date will be held on Wednesday August 10<sup>th</sup>, 2022 at 7:00pm. The scheduled meeting place will be at the Layton City Library large conference room. As always, all homeowners are encouraged to attend this annual meeting. The HOA's yearly financial summary will be presented and the election for board membership will be conducted. A Ballot Questionnaire is enclosed. Homeowners wishing to serve on the HOA Board or on the nomination committee should fill-out and return the questionnaire to Welch/Randall at least two weeks prior to the annual meeting.

## HOA DUES

Homeowners are welcomed to start paying their HOA dues in advance in order to avoid the large lump sum payment that is due at the beginning of each year. If you'd like to make payments, any amount of your choice would be welcomed. All checks should be payable to Westfield Estates. This can be mailed to Welch/Randall, or you are welcome to email [jennie@welchrandall.com](mailto:jennie@welchrandall.com) for auto-payment options, or set up bill pay with your banking institution. 2023 HOA Dues have remained the same as 2022, at \$385.00 as stated in the 2023 budget. The HOA fees are due December 12, 2022, but must be received by Welch Randall (Property Management) no later than December 31, 2022. All homeowners may arrange through property management, to pay their annual HOA dues in monthly payments if they so desire. If an homeowner chooses to make monthly payments, the monthly payment would be approximately \$32.08 a month. Please contact Welch/Randall if you have additional questions related to payment options.

## Landscaping

Summer is here!! Time for the proper care and feeding of all things growing in our lawns and flower beds! We appreciate the community efforts to keep the streets and curbing tidy including weed control and sweeping up the gravel that is left from the winter snowplows. Property management will begin landscaping inspections again in the first week of May. The HOA Board has provided the management company the attached inspection policy document. Please review the policy so you know exactly what the inspector has been asked to report. The

### Board Members

President: Mike Southerd  
Secretary: Scott Collingwood  
Treasurer: Craig Thomas  
Angela Kimball  
Jennifer Reed

### Management Company

WELCH RANDALL REAL ESTATE  
5300 S. Adams Ave Pkwy #8  
Ogden, Utah 84405  
(801) 399-5883... Phone  
(8 0 0) 9 2 5 - 6 0 8 3... Toll Free  
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[service@welchrandall.com](mailto:service@welchrandall.com)

Please visit Welch Randall's website for information and updates for Westfield:

<http://welchagency.com/default.asp.pg-WestfieldEstates>

### Fine Schedule for CCR

#### Violations:

1st - \$0  
2<sup>nd</sup> - \$50  
3<sup>rd</sup> - \$250  
4<sup>th</sup> - \$500  
5<sup>th</sup> - Collections

inspection policy can also be found on the Welch Randall website. <https://www.welchrandall.com/westfield-estates.php> Please contact Welch/Randall if you need assistance to access the website, or need clarification on the policy or procedures.

## Community Projects

- The Board will contact Layton City to have the community streets swept.
- The HOA Board is still working to have the mulch replaced in the common area of the community. That area is located on Gordon Avenue, east and west of the entry way into the neighborhood.
- No other projects are being worked by the Board at this time.
- If you notice any issues (sidewalks heaving, street lights not working, safety concerns etc.) in the community that may need to be addressed please contact Welch/Randall and report the concern so the Board can work at fixing/repairing the problem or problems.

## Common Area:

The HOA is responsible for maintaining the common area during the months of spring, summer and fall. The HOA Board has established a standard process (specific specifications/standards for the maintenance company) for maintaining the common area.

## Major home repairs and upgrades

Please inform the management company when planning major home repairs or upgrades (Solar panels, pools, oversized sheds/garages etc.) The HOA Board architecture committee appreciates the opportunity to review the changes/upgrades, to ensure they comply with the established CCRs, and make suggestions if needed before the projects are started. **(Article 4.2)**

## Other Reminders

- Our community is in its 14th year! Our houses are beginning to show some aging. It is always a good idea to assess and plan for maintenance. Some of the issues our homeowners are experiencing are driveway pocking/degradation, stucco degradation, rock façade mortar disintegration, and fading exterior paint. If you discover these issues with your property, consider calling Welch Randall to discuss what methods or contractors that have been used to fix similar problems in our community.
- Please make sure all RV's, motor homes, boats and trailers are parked properly according to the CC&R's. "Should not be parked in front yard setback, or within the side yard setback or the street, except for loading and unloading or for no longer than 48 hour period. **(Article 4.17B)**
- Just a friendly reminder to retrieve trash receptacles within 24 hours of garbage collection and store them where they cannot be seen from the street. **(Article 4.10)**

## Questions or Concerns?

If home owners have concerns or questions regarding issues related to the community, they are encouraged to contact Welch Randall Real Estate. Board members are limited in their ability and authority to listen and respond to concerns as an individual. By submitting your questions to Welch Randall, it will allow the board to collectively review and respond under the proper procedure.