

Fiddler's Canyon – Cedar City – HOA FAQ

Why a Property Management Company?

The main purpose of the property management company is to help the community and the board fulfill the goals of the community while protecting the property both physically and financially. Welch Randall (WRPM) helps with payment of bills, reconciliation of bank accounts, legislative updates for CC&R's and rules, enforcement of CC&R's, preparing vendor bids, obtaining maintenance or other bids, and enforcement of vendor contracts.



Is the HOA FHA/VA Approved? When does the approval expire?

Approved. This is not a condominium project. Townhouse and single-family home developments do not need to be on the registry to be approved.

Are there Administrative or Reinvestment fees?

New Owners are charged a one-time \$500 Reinvestment Fee upon purchasing into Fiddler's Canyon. The funds from the reinvestment fee are added to the HOA accounts. In addition, a \$250 Transfer Admin Fee is charged upon all sales as part of the transaction. Reinvestment Fees are placed in the HOA bank accounts. The Transfer Admin Fee is paid to the Management Company to help get the new resident setup in the system and to help complete all lender, title company questionnaires, etc.

How much are my HOA dues and when are they due?

\$175 / Monthly – Dues are due on the first of each month. Homeowners can set up payments electronically through the AppFolio portal.

What does the HOA cover?

High-speed internet, sewer, water, trash, common area maintenance, snow removal for common areas, master HOA insurance, maintenance of pickle ball courts, pavilion, basketball courts and playground. ***Please note, this is a multi-phase community development. Amenities may not be completed for a period of up to two years.***

Are Rentals Allowed?

Yes, currently both short-term and long-term rentals are allowed at Fiddler's Canyon. Lease Documents, emergency contact and other requirements apply. Please review governing documents for more details (Section 10 of the CC&R's)

Where do I send my HOA payment?

Payments can be made online via AppFolio by setting up one-time or recurring payments (preferred method). Checks, cashier's checks, and money orders can be made out to "Fiddlers Canyon HOA" and can be mailed to our office at: 5300 S. Adams Ave Pkwy, St. 8, Ogden, UT 84405

Billing Information – Getting Setup on AppFolio:



Welch Randall utilizes a high-tech internet-based software called AppFolio. AppFolio is available online with a computer, smart phone or tablet, and allows you to view your balance and make payments with the click of a button.

In order to setup an online account, you need to receive an email invitation from our office. To request an invite to AppFolio please send an email request to Jessica@welchrandall.com or contact our office during regular business hours.

Welch Randall Property Management

5300 S. Adams Ave Pkwy, St. 8, Ogden, UT 84405

Mon-Fri 9AM to 5PM ♦ (801) 399-5883 ♦ info@welchrandall.com

For after-hours emergency calls relating to maintenance please call 801.399.5883, extension 102#

General Information

Jennie Stites
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jennie@welchrandall.com

Property Manager

Betsy Ryan
801.762.8347
betsy@welchrandall.com

Billing and Accounting

Jessica Gatewood
Office (801) 399-5883
Jessica@welchrandall.com