



Heber Landing

Homeowners' Annual Meeting | January 23, 2025

Emily DeMaso, Manager with Welch Randall

- I work at Welch Randall Real Estate and Property Management and I am now your point of contact. I took over for Dan in August and am still getting to know your community.
- I've been working in real estate for 6 years and am a licensed Utah REALTOR®.
- I have three darling girls, I enjoy photography and weekend getaways to sunny places like my hometown near Sacramento, Moab or San Diego.
- Call me at 801-669-9105 or email emily@welchrandall.com



2025 Budget

Estimated Income	
HOA Dues	\$26,280.00
Reinvestment fee	\$250.00
Total Income	\$26,530.00
Expenses	
Electricity	\$800.00
Park Garbage	\$280.00
Insurance	\$1,469.04
Landscaping	\$6,500.00
Taxes & Legal	\$385.00
Sprinkler System (Heber City)	\$950.00
Snow removal	\$4,500.00
Management fee	\$9,000.00
Office Expenses	\$275.00
Reserve Transfer 10%	\$2,628.00
Total Expenses	\$26,787.04
Total Income	\$26,530.00
Net Income	-\$257.04

Budget notes:

HOA dues: 73 homes x 12 months x
\$30/month = \$26,280.00

Insurance went up about 50% from
\$85/month to \$122/month in August.

There was a legal bill of around \$400 to
discuss the options of dissolving the HOA.
There will likely not be a legal bill this year.

Heber Landing Balance Sheet

Balance Sheet [Hide Details](#)

 **FEEDBACK**

Search Report

Properties: Heber Landing - Heber Heber City, UT 84032

As of: 01/23/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,266.72
Savings/Reserve Account	29,645.48
Total Cash	33,912.20
TOTAL ASSETS	33,912.20

Snow Removal



Ortega's Landscaping is doing our snow removal this winter. The contract is \$1050/month.

- Areas Covered: Snow will be removed from sidewalks, park entrances, and mailbox areas as specified on the layout.
- Snow removal will commence after accumulation of 2 inches of snow.
- Salt Application: Salt will not be applied unless specifically requested by the client.
- Monthly Visits: The contract includes up to 8 visits per month.

Please email me if you have concerns with the snow removal vendor.

Fence Issues



Fence Issues

Greenfield HOA reached out to me about replacing the fence that separates Heber Landing from Greenfield. There is a lot of trespassing and it is obviously unsightly and potentially a liability.

They are willing to split the cost of the fence 50/50 as it benefits both sides. The estimate is about \$9000 for the old metal fence removed and a white vinyl fence put in its place which means Heber Landing would spend \$4,500.



BOARD ELECTIONS

Christina DeJong is our current board member.

Melissa Lee's term is up and we thank her for her service.

The governing docs require 3 members which means we have two board openings and one volunteer so far – Courtney Messer.

Do we have any new nominees for these board positions?

Heber Landing

Heber City, Utah

[Owner and Realtor HOA Info](#)

[WRRE How Requests Work](#)

[WRRE How to Submit a Work Order](#)

Governing Documents

- [CC&R](#)
- [Rules and Regulations](#)
- [CC&R- Spanish](#)
- [Rules and Regulations- Spanish](#)
- [By Laws- Spanish](#)
- [Articles of Incorporation](#)
- [Architectural Review Form](#)
- [Insurance](#)
- [Component List](#)

Meeting Dates

Meeting Minutes

- [01/04/2023](#)

Budget

- [2022](#)

Financials

- [12/2024](#)
- [11/2024](#)
- [10/2024](#)
- [09/2024](#)
- [08/2024](#)
- [07/2024](#)
- [06/2024](#)



All governing docs, minutes, financials, budgets, etc. can be found at welchrandall.com



Home

Payments

Calendar

Maintenance

Shared Documents

Insurance

Architectural Reviews

Property Details

Home

Your Current Balance

\$30.00

Next bill due on February 01, 2025



You have scheduled a payment of your full balance that will occur on 02/08/2025

[show details](#)

Make a Payment

Set Up Autopay

February (Next Month)

Architectural Review Requests

Submit New Review

You have not submitted any architectural reviews

[Show All](#)

Maintenance Requests

Request Maintenance

You currently do not have any open maintenance requests.

Home Owners Association

Architectural Review

Name: _____ Address: _____ Date Submitted: _____

This form must be submitted with the Home Owner's request. If a request is submitted without this form and the Home Owner has not answered the required information below as part of this request, it will delay the review process. Requests must be submitted a **minimum of 3 business days** before a project is scheduled to begin or permit needs to be submitted.

No work can begin without written authorization from the Homeowners Association.
ALL work must be completed within one (1) year from date of the HOA Approval

Homeowners who wish to make additions or changes to structures or landscape, including, but not limited to any exterior walls, doors, windows, fences, decks, awnings, roofs, driveway extensions, staining, painting, patios, etc., must perform and complete the planning steps.

INDICATE BELOW THE STATUS OF THESE STEPS AT THE TIME OF THIS APPLICATION

Yes	No	N/A	Required Step
☐	☐	☐	DETAILED PLAN, LIST & COLORS OF MATERIALS: Submit a detailed plan of the layout, dimensions, style, and size of proposed project. The detailed plan must include the layout of the house and any existing outbuildings as they are currently located on the property. Include a list of proposed building materials and colors that are to be used.
☐	☐	☐	PROPERTY LINES: Property lines are staked if the project is within four (4) feet of any property line.
☐	☐	☐	ADJACENT OWNERS: HOA Property Homeowners that are immediately adjacent to the project must be notified of proposed work. Note: IF HOA authorization is made, then HOA will advise the HOA Property Homeowners through the HOA Newsletter.

OWNER QUESTIONS AND COMMENTS

Please keep remarks and questions to 2-3 minutes