



Pages Place HOA Newsletter

March 2025

HOA Fencing Update: A Collaborative Solution

Last summer, our community gathered for a special outdoor meeting to discuss the board's proposal to remove fencing in a portion of the common areas within the HOA. Homeowners shared valuable input, voicing their concerns and suggestions about how the change would impact their properties.

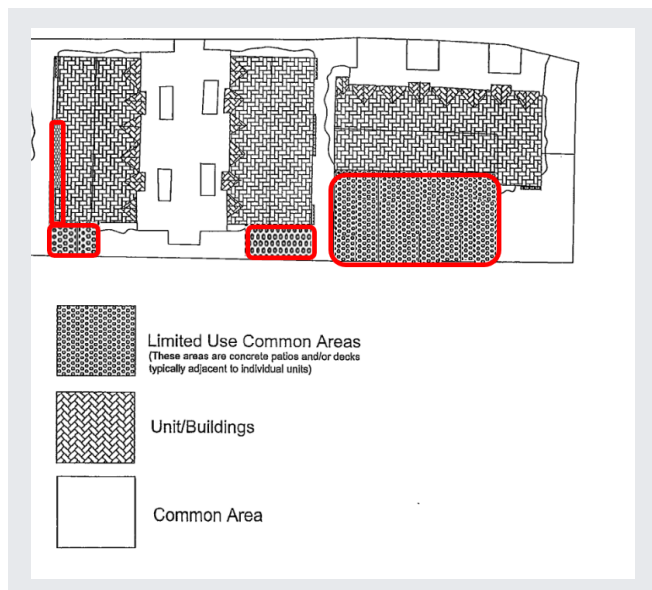
Initially, the board revised its plan to allow the perimeter fence around the affected units to remain. However, after further discussion and consideration, the board proposed a new approach: reclassifying the impacted area to a limited common area. This proposal was presented to the affected homeowners, and the majority agreed to the change. As a result, the responsibility for maintaining these fences and lawncare will now shift to those homeowners, leading to an estimated HOA cost savings of \$3,200 or more a year.

The map below illustrates the updated plan:

- Areas outlined in red will retain all fencing.
- Areas without red outlines will have fences and gates removed, with the exception of property line fences and existing partition walls between some units.

This outcome reflects the power of community collaboration. By working together, we have found a solution that not only accommodates homeowners' needs but also reduces costs, allowing the HOA to allocate funds to other priorities within our aging community.

Thank you to everyone who participated in this process. Your engagement makes a difference.



Meet Our Newest Board Member



Hello everyone! My name is Kyle Barker and I have lived in the Pages Place community for about 16 months. I volunteered to be an HOA Board member because I wanted to help make the community a beautiful and great place to live.

About me: I'm a Utah native. I spend most of my free time hiking, biking, and skiing. I'm also an avid Utah Jazz fan, traveler, and audio book listener.



Town Hall Meeting

**April 15, 2025 Centerville Library Auditorium
6:00 - 7:30 PM**

We are excited to invite all homeowners to our first-ever Town Hall Meeting! This is your opportunity to hear important financial updates, projects progress, and future plans directly from the Board.

Most importantly, we want to hear from you. There will be an open forum for community members to share thoughts, ask questions, and discuss ideas.

Your voice matters! Let's come together and build a stronger, more connected community. See you there!



Asphalt Resealing & Restriping

Heads up, neighbors! Our community street will be closed for 2-3 days in early May as we reseal the asphalt and restripe parking stalls. This essential maintenance will extend the life of our roads and improve visibility.

Once we receive confirmed dates from the contractor, the Board will share detailed instructions on parking and access. We appreciate your patience and cooperation as we work to keep our community in top shape.

You've Been Caught! A Shout Out to Good Neighbors

Lindsay Kibler wants to thank **Matt Een** for ensuring everyone's garbage bins are out every Friday. She has watched him go up and down the street, bringing the forgotten ones out.

Anonymous says: "I want to welcome back my neighbor, **Mr. Calamunci**, who was away for several months. I'm happy he is back home!"

A neighbor who wants to remain anonymous acknowledges **Chambrey Rittenhouse** for being such a dedicated and thoughtful community member. Not only does she go out of her way to keep our neighborhood clean by picking up trash and dog waste without being asked, but she also brings a fair, open-minded approach to discussions, always considering all sides of an issue. Despite being a resident for less than a year, she stepped up to serve on the Board, not for personal gain, but for the good of the community.

Kudos to **Mike Washburn** from neighbor Chambrey, for shoveling her walkway and driveway when she was feeling under the weather.



Want to acknowledge a good neighbor? Send your shout outs to pageshoa@gmail.com. or fill out the form on page 3 and drop it the HOA mailbox.

COMMUNITY REMINDERS



Red Curbing

The "No Parking" signs might be gone, but parking in those areas is strictly prohibited. The signs were removed for mowing and lawn care ease. These red-painted zones are reserved for specific purposes. Parking in these areas may obstruct critical access for emergency services. It is important that all parking regulations are obeyed by all residents. It is a matter of consideration and respect for the community and your neighbors.

> REGISTRATION

Deadline: March 17

To maintain accurate records of all vehicles on HOA property, all residents must register their vehicles in the new system. Please refer to the February 24 email for detailed instructions, or contact the HOA for assistance. A Google account is not required, but you will need your current permit tag number to complete the registration. We appreciate your cooperation as the Board continues working to streamline community operations and improve parking management.



HOA Website

Stay informed by visiting the Pages Place HOA Website. There you'll find important community updates, including:

- Meeting minutes
- HOA budget information
- Past issues of the community newsletter
- Important documents

Check in regularly for the latest news and resources to stay engaged in our community.

A Message from the Editor

Hello, neighbors. I am Vanessa Vasquez, the editor of the Pages Place HOA Newsletter. When I first started this newsletter, my goal was simple: to improve communication between residents and the Board by keeping everyone informed, engaged, and connected. I believe in transparency and open dialogue, and I want this newsletter to be a resource where you can find important updates, community news, and opportunities to get involved.

I truly love our community and feel blessed to live in such a safe and welcoming neighborhood. That's why I encourage all of you to be part of this newsletter, whether by submitting photos, articles, or topic suggestions. Your voices and perspectives make our community stronger! While there is often a feedback form included in the newsletter, you don't have to wait for one. Feel free to email the Board directly anytime with your ideas.

While I've enjoyed my time as HOA secretary and am proud of the contributions I made, I've had to step down from that role and the day-to-day Board activities. Though my role has shifted, I remain committed to keeping the lines of communication open and look forward to continuing this newsletter as a valuable resource for all residents. I look forward to hearing from you.

*Thank you,
Vanessa*



Your HOA Board Hard at Work for Our Community

Good things are ahead for our neighborhood! Your HOA is dedicated to maintaining and improving our community, ensuring it remains a safe, beautiful, and well-functioning place to call home. From essential maintenance to long-term enhancements, we're focused on projects that benefit everyone.

Here's a look at some upcoming initiatives designed to preserve and enhance our shared spaces:

- **Reserve Study Update: Planning for Our Community's Future**



As our property continues to age, proper planning is essential to ensure we can maintain and improve our shared spaces. To proactively address this, our Board President and Vice President will be conducting a new reserve study to assess our long-term financial needs.

By handling the study in-house, we can save money while leveraging their knowledge and expertise to make informed decisions about future repairs, replacements, and improvements. This proactive approach helps ensure our community remains well-maintained and financially prepared for the years ahead.

- **Dog Waste Stations**

The Board has finalized plans for the installation of six dog waste stations throughout the community to help keep our neighborhood clean and pet-friendly. The Board selected key locations for the stations to ensure easy access for pet owners. Additionally, a Board member has volunteered to empty the bins weekly, ensuring the stations remain well-maintained.



- **Speed Limit Signage**

To improve visibility and safety throughout the community, the Board will be upgrading and repositioning signs to ensure they are more noticeable to drivers. These signage updates aim to enhance awareness and encourage safe driving within our neighborhood.

- **April Community Clean-Up**

It's time for spring cleaning! A community dumpster will be available at the north end from Saturday, April 12, to Saturday, April 19, for residents to dispose of bulk waste and unusable items. This is a great opportunity to declutter, tidy up our neighborhood, and keep our community looking its best. More details, including guidelines and acceptable items, will be shared soon.



Good Neighbor Shout-Out Form

Know a neighbor who goes above and beyond? Give them a well-deserved shout-out! Whether they help others, keep our community clean, or simply brighten your day, we want to recognize the great people who make our neighborhood a better place.

Submissions are anonymous unless you choose to include your name.

Tear out this form and drop it in the HOA drop box.

Who are you recognizing? _____

What makes this neighbor special? _____

Your name (optional) _____

Thank you for helping us celebrate the wonderful people in our community.

COMMUNITY FEEDBACK FORM

Your voice matters! This form allows you to ask questions, share comments, suggest ideas, voice concerns, or tell us what we're doing right. The Board values your input and is committed to making our community the best it can be.

Please fill out this form and drop it in the designated HOA mailbox.

What would you like to share? (Check all that apply)

- ☐ Question
- ☐ Comment
- ☐ Complaint
- ☐ Suggestion

Would you like a response?

- ☐ Yes, please contact me.
- ☐ No, I just wanted to share my thoughts.

✉ (Optional) Name & Contact Information: _____

Use the space below to tell us more:

Thank you for sharing your feedback! We appreciate your involvement and commitment to our community.