



PAGES PLACE HOA

Town Hall Meeting

April 15, 2025

Centerville Library

AGENDA



-
- Board member update
 - 2025 Q1 financial update
 - Planned projects in 2025
 - Common area update
 - New Parking Plan / Policy
 - Open
 - Close

BOARD MEMBER UPDATE



Current Board Members (7)

Eran Campbell - President

Matt Fike - Vice President

Lindsay Kibler - Treasurer

Emily Een - Board Member

Sarah Berry - Board Member

Chambrey Rittenhouse - Board Member

Kyle Barker – Board Member (new)

Board Member Update

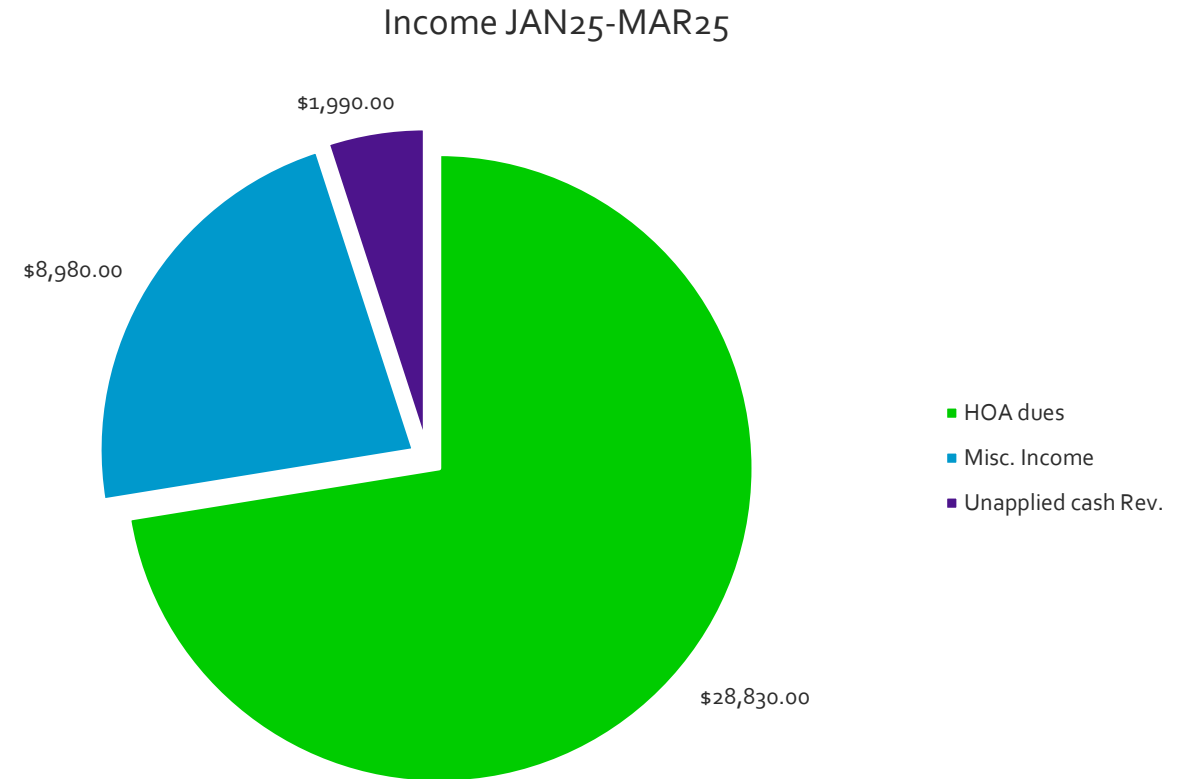
- Vanesa Vasquez resignation
- Vanesa will continue to write the newsletter each month

Board Member Selection

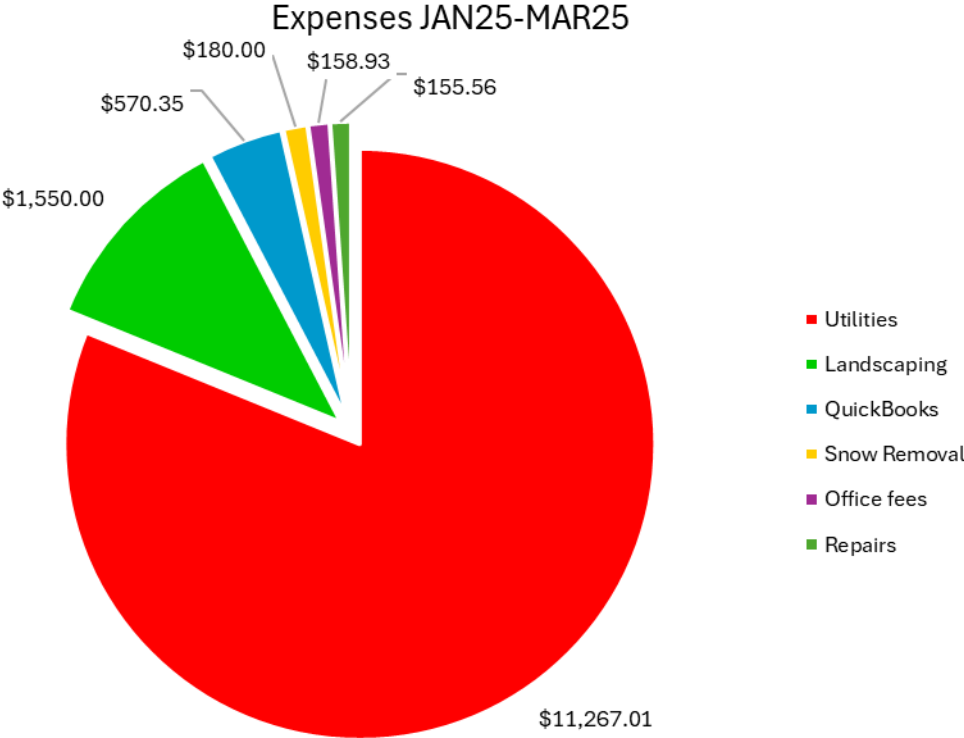
- Board decided to stick with a 7-member board
- Board members sought out possible nominations
- Board nominated Kyle Barker on March 13, 2025.

2025 INCOME RESOURCES

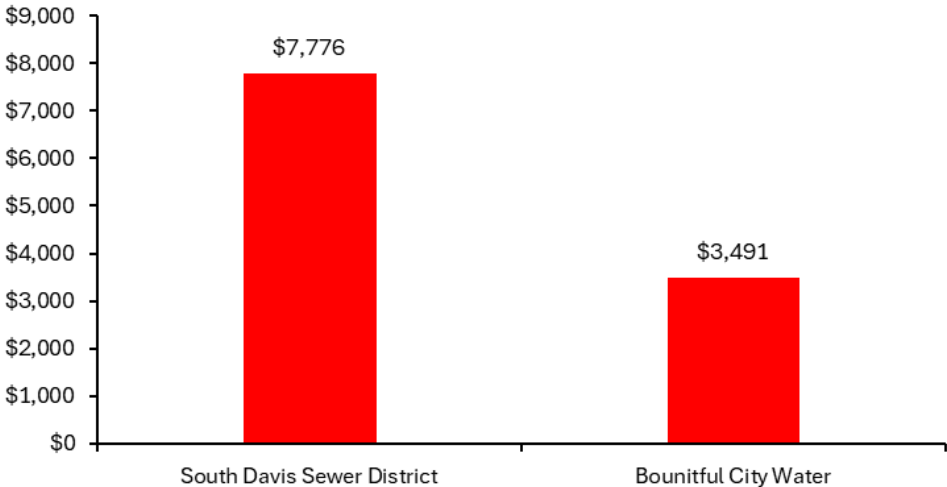
- HOA dues are the primary source of income for the HOA.
- HOA dues 31+ days late totals \$720.
- The remaining balance for unpaid assessments totals \$5752.50 from 14 homeowners.
- As a reminder all assessments are due at the end of this month (4/30/2025) before late fees begin to be applied.



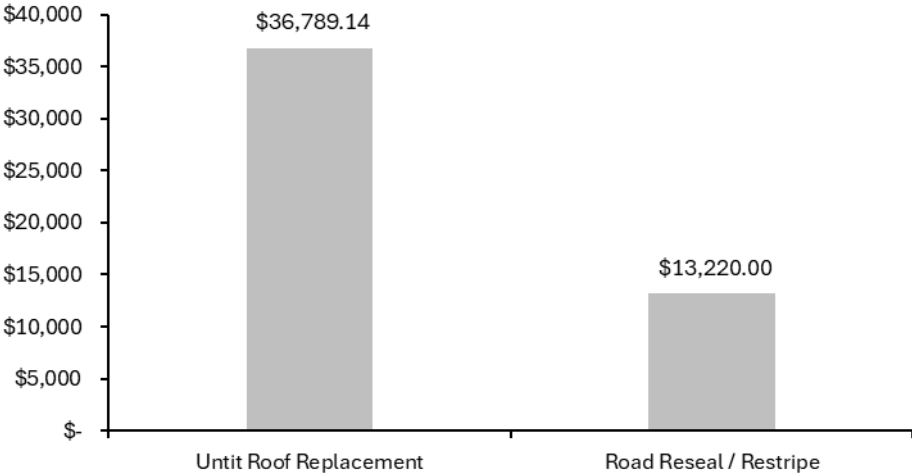
2025 EXPENSE BREAKDOWN



Utility Breakdown



Upcoming projects (projected expense)



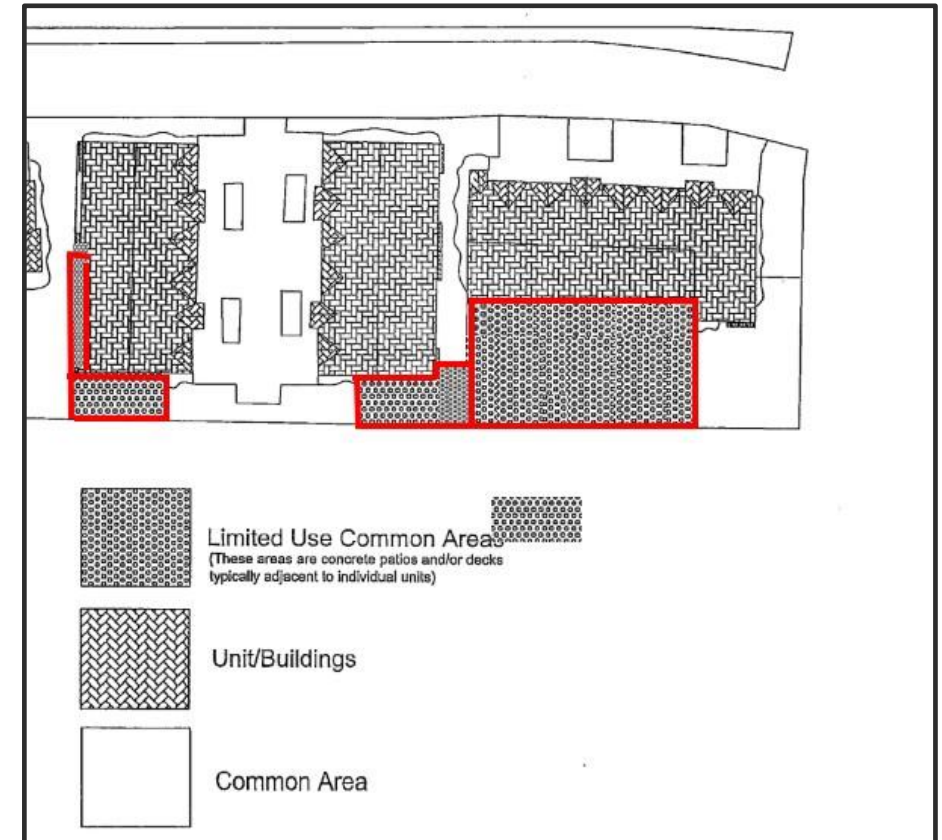
2025 PLANNED PROJECTS



- Road will be sealed and re-stripped 2-3rd week of May 2025
- Open top dumpster will be on the HOA grounds 4/19-4/26
- Reroof building for the following homes (1653,1657,1661, & 1665)
- Pet waste stations to be place in strategic areas around the HOA
- Speed limit signs to be more visible
- Parking re-design planned for our community (to be discussed next)

2025 COMMON AREA UPDATE

- Homes that approved limited common area conversion: 283,287,291,295,309,319,325
- Homes that did not approve the limited common area conversion: 279,329,333
- Annual savings of \$3300 for the HOA
- What does this mean now that it is limited common area (we can discuss further at the end if required)



2025 PARKING UPDATE

Key points:

- We are freeing up current no-parking or single parking areas and assigning this to homeowners.
- Should be a decreased need for unassigned spots.
- Increasing visitor parking, spreading it out.
- Unassigned parking will shift to the north side of Pages Place Dr.
- Some unassigned will need to be forfeited, credit to accounts of homeowners.
- This will take effect after the road is resealed and restriped.



2025 PARKING POLICY UPDATE



Key changes:

- Current policy is 9 pages, new policy will be 4.
- Parking violations fees increasing to \$50 from \$25.
- There is no more warnings, any parking offense will result in an immediate fine.
- Homeowners with assigned parking stalls will be able to tag vehicles to be fined.

Key changes:

- Visitor parking hours are no longer restricted by hours. If overnight parking is needed, homeowners will need to request a permit from the HOA prior to their guest's arrival.
- Unassigned permits are not valid in an assigned stall, and assigned tags are not valid in an unassigned stall.
- This will take effect after the road is resealed and restriped.

OPEN DISCUSSION / Q&A



THANK YOU