

● CONDO FEES FORMULA TO HIGHLIGHT FIRST HOA MEETING OF THE NEW YEAR

Tuesday’s monthly meeting of the Home Owner’s Association Board may be one of the pivotal points in the history of Grandview Farm Condominium. On the agenda is a decision considered by the Board and discussed at the Budget meeting early in December that would make a major change in the formula for assessing monthly Condo fees.

HOA Board Meeting, Tues., Jan. 17, 7 p.m.

Daryl Acor, HOA President, urges every owner to “join in this final discussion before the Board decides on whether to call for a community vote on amending the governing documents to make such a change.”

“Successive HOA Boards have been aware for many years,” Daryl said, “that the dues formula based only on the square footage of a unit did not take into account that most expenses were by nature equally applicable to every unit, regardless of size. Over the years that unfairness has been widened significantly against owners of Monarch units as the dues have increased.”

Daryl also pointed out that because the original by-laws required unanimous approval for changing the formula, achieving such a vote was virtually impossible. There are only 12 Monarch units in this complex of 64 units.

“When the by-laws were amended in 2017 to allow a two-thirds vote, some kind of change, at the very least, became possible,” he added.

John Christensen, a current member of the Board who owns a Lexington model, began looking at this issue early in 2022. He came up with the thought of including what is called the “common area” of the condo complex in the square footage from which to arrive at a percentage share of financial responsibility for each owner. This approach takes into account the “real” square footage from where most of our expenses originate. Each owner has an equal share in the common area.

In seeking heavy participation in Tuesday’s meeting, Daryl said it is very important to hear from as many voices and views as possible before we commit to placing this proposed amendment on the ballot for consideration at the Annual Business Meeting on Wednesday, February 1. *See next column* 🗨️

Management Committee

Daryl Acor (chair) 801-372-7500
Tracie Rust (treasurer) 801-420-0588
John Christensen (Indscope/cmpliance) . 801-375-5136
Grace Marie Dennis (pool/club house) . 385-219-7975
Carlos Watters (facilities) 385-335-9861
Tanya Nisse (secretary to the board) . . 801-473-7445

Club House Scheduling

Annette Burnett 214-862-5695

To see current schedule go to

www.grandviewfarmcondos.com

Look Under Club House Calendar

● ART GROUP FORMING FOR THOSE OF ALL SKILL LEVELS

An initial session has been held for Condo folks who already do or would like to learn how to create art in watercolor, oil, acrylic, pencil, charcoal, or chalk.



The group is meeting every Tuesday from 1 to 4 p.m. at the Club House. Call Annette Burnett for details (214-862-5692).

On the next page there is more specific information about the formula being proposed compared to the formula presently being used. Under budget figures for 2023, you can see the difference between current and proposed monthly fees.

If the amendment were passed, it is likely the Board would not implement the new formula until mid-year in order to allow time for any individual preparation. The Board does not plan an increase in monthly dues, although there would be an increase for all models except the Monarch, if and when the new formula were adopted.

Current Dues Based on Size of Unit Compared to Dues Based on Unit Size and Share of Common Area

First Floor living space	% Owner Current	Model	% Owner Proposed	Unit Footprint * + Common Area	Current Dues/ Proposed Dues
1954 sq. ft.	1.978 x 12	Monarch	1.665 x 12	7535 sq. ft.	\$368 / \$310
1498 sq. ft.	1.517 x 30	Lexington	1.543 x 30	6979 sq. ft.	\$282 / \$287
1436 sq. ft.	1.457 x 2	Town House	1.529 x 2	6917 sq. ft.	\$271 / \$284
1375 sq. ft.	1.392 x 20	Yorktown	1.515 x 20	6856 sq. ft.	\$259 / \$282
	100%		100%		

* In this table the Unit footprint includes garage and patio as well as living space. All Models have 4,531 sq. feet of share in the common space (289,995 sq. ft. divided by 64). Garages are all equal in size. Monarch patios are approximately 100 square feet larger than others.

Ballot Description of the Formal Language on the Proposed Amendment

The issue to be voted upon is an Amendment to the “Amended & Restated Covenants, Conditions & Restrictions for Grandview Farm Condominium Provo, Utah” modifying the “percentage of undivided interests in the Common Areas” attached to each Unit as defined in Article 3.6 and set forth in Exhibit “D”. The current and proposed percentage interest for each Unit model is shown on the reverse of this ballot.

The purpose of the proposed amendment is to reduce the disparity in monthly dues charged to Monarch Unit owners compared to those charged to Lexington, Townhouse, and Yorktown Unit owners.

The percentage of undivided interest currently attached to each Unit is the percentage that the Unit’s “footprint” (square footage covered by the main level of the dwelling area) represents of the total of the footprints of all Units.

The proposed amendment would begin the percentage-interest calculation with the total area of all Common Areas plus the total footprints of all Units (the Total Area). Exhibit “D” as amended would allocate to each Unit the percentage of the Total Area represented by an equal share (1/64) of all Common Areas plus the footprint of that Unit.

Attached to this ballot is the operative text of the Amendment that (with any appropriate, minor revisions) will be officially recorded if the Amendment is adopted.

NOMINEES SOUGHT FOR ONE OPEN SPOT ON CONDO BOARD

It has been 27 years since the condo owners at Grandview Farm took over governance of this complex. Quite literally, dozens of our neighbors through the years have made themselves available to serve a term or two on the Condo Board.

This willingness has allowed us to operate without the services of a property management company, which in turn has kept fee increases at a lower level than might have been the case.

With only one slot on the Board to be filled this year, surely there are at least two of our owners who are willing to come forward and allow their names to be put in nomination?

Carlos Watters, who has served on the Board in charge of facilities, is not seeking another term. He has made a significant contribution and deserves a “thank you” from each of us.

After each annual election, assignments on the Board are rearranged as necessary to respond to individual strengths.

Nominating Committee members would welcome a telephone call from those who would be willing. Call Ron Rhodes (802-225-7659), Bob Edmunds (801-356-0013), or Rochelle Augustine (801-375-3086).