



Oquirrh Park

A publication of the Oquirrh Park Community
South Jordan, Utah

August 2007

Oquirrh Park Days

We had another great turnout this year for our *Oquirrh Park Days* activities. There was a talent show, parade, pot luck, marathon, water slide, and all the ice cream you could eat (Thank you Dreyer's!!!). The host with the most was Kory Scadden. Give him a pat on the back and offer a big thank you the next time you see him for all of the work he puts into these events.



common cents, part II

Scott Howell, Treasurer

Last month I discussed the HOA's budget as of June 30th and how our budgets have maintained our HOA "as is" and as our facilities age we need to consider more substantive repairs and improvements. This month I want to discuss how to pay for these costs.

Budget Reserves

The HOA has some savings. I think we are in a good position but we have been lucky too. We haven't set up reserve accounts or designated funds for specific purposes. I

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suggest we use our current savings to create certain reserve funds, with designated maintenance or improvement purposes. These funds would be increased each year and spent according to their purpose.

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common cents *(Continued from page 1)*

better to save ahead rather than to have everyone come up with hundreds of dollars at once. We need to think about where the savings can come from, whether we want to take it away from other budget categories or increase HOA revenues.

We should have a general reserve fund for the unexpected and, as I will discuss below, we need a road reserve fund. We should consider other reserve funds, such as for the clubhouse, pool, or parks. I've heard a lot of resident ideas about great things to do in our HOA, such as improving the playgrounds, installing another basketball court, adding a kiddie pool, building additional picnic pavilions, and putting in more parking. However, we have never budgeted for any of these. Such improvements will make our HOA a better place to live and add value to our property, but they require an investment.

Road Repair and Maintenance

I feel our roads need a reserve fund. The board has been looking into our current and future road needs. Our roads are private and neither the city nor county will help maintain them. We have worked with municipal offices and private contractors to understand our road needs and to get price estimates.

Our HOA has never done road maintenance. If we don't, we can expect that our roads will need to be replaced within ten years. But with maintenance we may extend their life 35 years or longer.

Routine maintenance requires crack seal every couple of years and seal coat or slurry seal every few years. Right now we need to do both. Eventually our roads will need to have be overlaid and then replaced, but if we plan for maintenance, redoing our roads could be decades away.

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We have estimates on routine and major maintenance in today's prices; we are looking at spending over one million dollars over the next 35 years. This is a lot of money, but we can prepare so that when the work is needed, we'll have the money saved.

Beyond avoiding an assessment, funding a road reserve will add value to our homes. A lot of recent developments are HOAs and as HOA roads decay, prospective buyers will be aware that they could be hit with a road assessment. If we fund a road reserve, we will be able to show that we have already taken care of our roads.

Allocating our Savings

To create our reserve funds, we would allocate our current savings among the different reserves. The road needs are the most critical and most expensive, so the largest amount of our savings would be for the roads.

The next largest allocation would likely be the general reserve to minimize an unforeseen event jeopardizing the HOA's stability. Allocations could also be made to the improvement reserves so that we can start planning the upgrades so many have suggested.

Upcoming Budget Meetings

As always, please attend the monthly HOA meetings. September's and October's meetings will be the first Wednesday at 7:00 p.m. in the Clubhouse. We will be asking for homeowners to share ideas, ask questions, and help develop next year's budget. The board will adopt a budget before the October meeting. That tentative budget will be published and distributed before voting on it in the Thursday November 1st meeting.

Recurring Activities

Playgroup Field Trips will be held each week. This is a great way to get to know others in the neighborhood who have kids the same age as yours.

Contact Anisa Scholes (253-1449; ryanisa@earthlink.net) for a calendar.

The Third Thursday of every month is a Craft / Scrapbook / Project "GIRLS NIGHT OUT" from 8:00 pm to 11:00 pm at the clubhouse. Contact Anisa Scholes for information.

**Want to
reserve the
Clubhouse for
your next
meeting or
party?**

**Call Linda Auger
at 254-8734**

The HOA Board

**President
Amanda Covington
801.260.1049**

**Vice President
Linda Auger
801.254.8734**

**Vice President
Andrew Hackman
801.415.9665**

**Treasurer
Scott Howell
801.386.5099**

**Secretary
Perry Bsharah
801.302.1326**

C a l e n d a r

September 8 - HOA Block Dinners

October 31 - Hot Chocolate and doughnuts at the clubhouse on Halloween Night.

December 15 - Oquirrh Park Annual Holiday Breakfast with Santa Claus.

If you would like to be a part of the Activities Committee and help with these activities please e-mail

Kory Scadden at mel2kor@aol.com

**Our Clubhouse belongs to
the community!**

**However, its *contents* are
not to be removed from
the premises. Weights,
chairs, tables, vacuum
cleaners, etc. are not to be
taken from the building.**

**Thank you for
your
cooperation!**



Visit us on the web at:

**[www.neighborhoodlink.com/sjordan/
oquirrhpark/](http://www.neighborhoodlink.com/sjordan/oquirrhpark/)**

Newsletters, contact info, event dates, and more.

Pool season extension! ! !

Our pool will remain open on the weekends during the month of September.

Friday 6pm-10pm

Sat/Sun 7am-10pm

Weather Permitting

