

WoodCrest New Owner Information

Welcome to WoodCrest Condominiums!! We are happy to have you as a member of our community and we wish to give you some basic information that will be helpful to you throughout your stay at WoodCrest. Direct Community Management is the management company for WoodCrest, and they are available to answer any questions you may have. You may contact Lil at (435) 884-6744 or lil@dcmutah.com.

RESPONSIBILITY OF OWNERSHIP

At WoodCrest we live in Condos and not in apartments. We are all owners and we all bear the responsibility to make WoodCrest a safe and desirable place to live. The Owners Association actively works to promote the best interests of the community but needs the active involvement of all owners.

OWNERS ASSOCIATION

As an owner of WoodCrest you are encouraged to get involved and participate in the Association. By doing so you are able to voice your opinions and make a difference in the community. The Association may hire external managers or hire employees to ensure the needs of the community are met. The Association is run by a board of trustees that meets monthly to discuss issues and make decisions. Trustee meetings are generally open to the entire community and all residents are invited to attend. Trustee meetings are generally held at 6:30pm on the 2nd Tuesday of each month. Meetings may be held via Zoom. If a Zoom meeting is scheduled, connection information is sent to all owners.

There are certain expenses which are the responsibility of the Association and will always be covered by the HOA fee. There are other added benefits at Wood Crest which are provided for through the Association but are not necessarily guaranteed. Utilities which are included in your HOA fee are Water, Sewer, and Garbage. Natural Gas as billed through Dominion Energy is paid by the Association and an equity portion is billed to the owners each month as part of the HOA billing. Other covered services include grounds landscaping, common area building maintenance, and snow removal. Blanket Insurance is provided by Association. (Condo owners need a separate "Unit Owner" policy to cover liability and property on a smaller scale.)

ASSESSMENTS AND FEES – Updated January 2024

To pay for the services listed above and for the ongoing maintenance of the property, each owner is required to pay a monthly fee or assessment. These fees may increase from time to time as the needs of the community change or the cost of services increases. As circumstances require the Association may also assess other charges which the board may authorize. In accordance to a board resolution passed in 2015, the monthly assessment will increase by approximately 2-3% annually. Notice of fee changes will always be communicated to the owners.

1. **One-Time New Owner Reinvestment Fee:** .5% of sale price. This fee is generally collected by the title company at closing.
2. **1-bedroom monthly assessment:** \$183.00 (\$31.00 is billed as "monthly reserve portion" of the assessment)
3. **2-bedroom monthly assessment:** \$200.00 (\$39.00 is billed as "monthly reserve portion" of the assessment)
4. **Gas Portion:** Natural gas prices may fluctuate based on Dominion's rate. Currently a 1 Bedroom unit's portion is billed at \$42.00 per month; a 2 Bedroom unit's portion is \$55.00 per month.
5. **Dog Registration Fee:** \$50.00 one-time registration charge for each dog
6. **Late Fee:** 5% of the monthly fee – Charged to each unit failing to make payment by 15th at 5pm.
7. **Interest Charge:** 18% a.p.r. charged on all past due amounts.
8. **Lien Filing Fee:** \$100.00 – charged if it becomes necessary to file a lien to collect past due assessments.
9. **Storage:** \$10.00 per closet rented per month.
10. **Fines:** Per fine schedule as listed in the general rules.
11. **Special Assessments:** As determined by the board. The last Special Assessment was approx. \$115.00 per unit and was assessed 2/1/2004.
12. **Legal Fees:** As billed by attorney. Please refer to CC&Rs Article V.

MONTHLY BILLINGS

As a WoodCrest owner you will receive a monthly statement from the Association which details the charges owing. Payments are due by the 15th day of the month at 5pm and should be mailed to:

WoodCrest Owners Association
P.O. Box 55
Grantsville, UT 84029

Online Payments can be made using our payment partner, Property Pay. Information necessary to set this up is included on your monthly billing statements.

A 5% late fee will be applied to all accounts failing to pay by close of business on the 15th. Interest charges of 18% apr will be applied to all past due amounts on the 16th day of each month.

NATURAL GAS & OTHER UTILITIES

Because so many utilities and services are included in your monthly fee, the only utility that new owners need to have in their name is electricity through Rocky Mountain Power. Please DO NOT call Dominion Energy to have gas service placed in your name since we only have one meter per building. The Association will pay the gas bill and then collect a monthly gas charge from each owner.

As mentioned above we only have one gas meter per building which allows us to get bulk-rate pricing that is slightly lower than normal residential pricing. However, having only one meter per building also means that we cannot measure individual consumption by unit and your monthly gas charge will be based on your percentage of ownership rather than on consumption.

CONTACT INFORMATION

WoodCrest's mailing address is listed above. For any questions relating to the property or billing, you may contact DCM at (435) 884-6744 or lil@dcmutah.com. In the event of a property threatening emergency, if you are unable to reach DCM right away, please call **801-898-0464**.

WIRELESS INTERNET CONNECTION

Wood Crest has wireless high speed internet access available on site through a dedicated broadband server. There is a monthly \$25.00 subscription fee if you wish to connect. You may connect as many devices as you would like for this monthly fee. We contract with eCommunications for Tech Support. If there are any problems with connecting your devices, please contact Tech Support at 1 (800) 650-4373.

STORAGE CLOSETS

WoodCrest has storage closets available for rental to owners and tenants. Closets are made available on a first-come-first-serve basis and cost \$10.00 per month. Owners who fail to pay all dues and fees in a timely manner are ineligible to rent storage closets. Delinquent owners will be given notice to empty the contents from their closet. The remaining contents of any closet will be removed and donated to charity or discarded.

PARKING

Parking is by permit only. To obtain a parking permit, please contact DCM. All vehicles without a permit are subject to towing at the owner's expense. Each unit is assigned 1 covered stall and may have up to 2 cars on the property at any given time. The second car must be parked in one of the uncovered stalls. Vehicles may be towed if they are not maintained in good operating condition or if they have expired registration. If your vehicle has been towed DO NOT contact a board member or the property manager. **Contact Snowy Mountain Towing at 685-8300.**

RULES AND REGULATIONS

There are other rules which are not specifically listed in this letter. If you need a copy of the General Rules, CC&Rs, By-Laws and Articles of Incorporation, you may request these documents by calling 435-884-6744 or e-mail the management company at lil@dcmutah.com.

PETS

Pets are allowed at WoodCrest so long as the pets do not create a nuisance for other owners. Pets are expected to live inside the owner's unit and should not be allowed to roam free on the property. There are specific registration requirements for dogs, so please contact management if you or your renter will have a dog at Wood Crest. If complaints of noise, odors or other problems are received from other residents the pet owner may be fined and may also be subject to applicable city or county animal control consequences. Please register your pet by contacting Goran at (801) 898-0464 to make an appointment to bring your dog to the office for DNA registration.

RENTAL UNITS

As a WoodCrest owner you have the right to rent your unit to a third party. However, if you choose to live off-site and rent your unit, there is some documentation which you need to provide to Management. Also, be advised that the Association will not in any way act as landlord or assist you in your duties as landlord. The Association will generally maintain a business relationship only with the actual owner of the unit and will continue to mail billings to the owner rather than the tenant. Owners will be held responsible for the actions of their tenants and may be fined if tenants create problems. Also please be aware that maintenance issues may arise that require the Association to investigate units and we need to have cooperation from both owner and tenant. Good contact information is very important. For more information about the rental procedure please contact DCM at (435) 884-6744 or lil@dcmutah.com.

HOMEOWNERS INSURANCE

Wood Crest carries the blanket insurance policy for the condos. This is the "Big" policy which covers everything both common and private. However, it is very important to note that the deductible for this policy is \$10,000. In order to file a claim on this policy it would need to be a very significant loss. Utah State statute dictates how insurance claims are to be administered and requires the owner of the unit where the loss occurs to cover the insurance deductible. Each owner must also carry his or her own Condo Unit Owner Insurance Policy which will provide coverage for this \$10,000 deductible, coverage for smaller personal losses, and coverage for your personal liability exposure. **Each owner is primarily responsible for any casualty losses occurring within his or her unit, and the Association has no obligation to cover damages regardless of fault.**