

Dear Property Owners,

We are writing to inform you about essential modifications to the "Amount of Total Annual Assessments" statement within our Property Owners Association (POA). The POA Board of Trustees has dedicated significant effort to make these changes, prioritizing our property owners' protection and best interests. To successfully implement these modifications, we need your support and votes.

*Here is a breakdown of the proposed changes to the statement:*

***Original Statement (Before Modification):***

6.2 **Amount of Total Annual Assessments:** The total annual assessments against all the subdivision lots shall be based upon advance estimates of funds required by the Association to provide for payment of all estimated expenses growing out of or connected with the maintenance and operation of the roads and any other structures or facilities owned or controlled by the Association. These expenses may include, but are not limited to, expenses for maintenance, taxes, and special assessments as provided herein, premiums for all insurance which the Association is required or permitted to maintain pursuant hereto, legal accounting fees, and any reserve, surplus and/or sinking fund, and any other expenses and liabilities which may be incurred by the Association for the benefit of the owners under or by reason of this declaration.

***Proposed Modified Statement (After POA Board of Trustees' Changes):***

6.2 **Amount of Total Annual Assessments:** The total annual assessments against all the subdivision lots shall be based upon advance estimates of funds required by the Association to provide for payment of all estimated expenses growing out of or connected with the maintenance and operation of the roads and any other structures or facilities owned or controlled by the Association. These expenses may include, but are not limited to, expenses for maintenance, taxes, and special assessments as provided herein, premiums for all insurance which the Association is required or permitted to maintain pursuant hereto, legal accounting fees, and any reserve, surplus and/or sinking fund, and any other expenses and liabilities which may be incurred by the Association for the benefit of the owners under or by reason of this declaration. **Any and all changes to the dollar amount of assessments against each lot before implementation shall be brought, by the board of trustees, before the membership for approval or denial at the regular annual meeting.**

It is important to highlight that any proposed changes to the assessment amounts will undergo a thorough review and require approval by the board of trustees. Any proposed changes will be presented to the membership for approval or denial during our regular annual meetings.

These modifications underscore our commitment to transparency, accountability, and the active involvement of property owners in the assessment process. Your support and votes are crucial to ensure that these revised assessment structures align with your interests and financial well-being. The POA Board of Trustees earnestly seeks your support in enacting these changes designed to protect your rights and investments within our subdivision.

Thank you for your attention, and we look forward to your participation in the decision-making process by voting on the supplied ballot. Your voice matters!

Sincerely,

The Board of Trustees,  
Oaker Hills Property Owners Association

## Property Owners Association Ballot

Proposed Modified Statement for 6.2 Amount of Total Annual Assessments

Please mark your choice by placing an "X" in the appropriate box:

Approve the Proposed Modified Statement for 6.2 Amount of Total Annual Assessments.

Deny the Proposed Modified Statement for 6.2 Amount of Total Annual Assessments.

***Proposed Modified Statement:***

6.2 **Amount of Total Annual Assessments:** The total annual assessments against all the subdivision lots shall be based upon advance estimates of funds required by the Association to provide for payment of all estimated expenses growing out of or connected with the maintenance and operation of the roads and any other structures or facilities owned or controlled by the Association. These expenses may include, but are not limited to, expenses for maintenance, taxes, and special assessments as provided herein, premiums for all insurance which the Association is required or permitted to maintain pursuant hereto, legal accounting fees, and any reserve, surplus and/or sinking fund, and any other expenses and liabilities which may be incurred by the Association for the benefit of the owners under or by reason of this declaration. Any and all changes to the dollar amount of assessments against each lot before implementation shall be brought, by the board of trustees, before the membership for approval or denial at the regular annual meeting.

**Signature**

Full Name: \_\_\_\_\_

Lot(s): [List the lot number(s)]\_\_\_\_\_. Lot(s) Qty: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Instructions:**

To vote via E-mail: email a signed copy of the Ballot to: [poaoh@yahoo.com](mailto:poaoh@yahoo.com)

To vote via Mail: Send the signed Ballot to:

**Property Owners Association of Oaker Hills**

Phase 1&2 HC 13 Box 4203 Fairview, UT 84629

Thank you for your active participation in shaping our community.