

## **Community Update from Management**

Aix La Chapelle Condominiums

Dear Homeowners and Residents,

Recently, an unauthorized letter was circulated by an outside “advocacy group.” While homeowners are welcome to raise concerns through the appropriate channels, only the duly elected Board of Directors and Management may issue official communications on behalf of the Association.

For the past month, Management has received repeated communications containing allegations nearly identical in language and content to those presented in the recent letter. These messages, which included statements about sharing such claims with the community, mirror the assertions now being circulated. We want to assure you that the Association does not take these matters lightly. Every allegation is reviewed and addressed with professionalism, diligence, and respect for the governing documents and Utah law.

We also recognize that adopting the new **Sex Offender and Felon Rule** could raise questions or disagreements. From the outset, Management and the Board understood that rules of this nature might be challenged. However, the Board and Management conducted careful research and determined that this rule was not only lawful under Utah statute, but also necessary for the safety, stability, and governance integrity of Aix La Chapelle Condominiums.

As part of our commitment to transparency, we are sharing important information with you today. Enclosed with this notice are:

- The **Sex Offender and Felon Rule**,
- The Annual Meeting Minutes, and
- The Most Recent Board Meeting Minutes.

We encourage all owners to review these documents in full. The new rule was duly adopted in accordance with Utah statute and prevents individuals with felony convictions or sex offender status from serving on the Board of Directors. This measure was taken only after careful consideration and with the best interests of the community in mind.

If you have questions, concerns, or need clarification, we strongly encourage you to contact the Board through the proper channels. We are here to provide answers, guidance, and solutions.

The Board and Management remain steadfast in our commitment to transparency, fairness, and compliance with both Utah law and the Association’s governing documents. Together, we will continue protecting the strength, safety, and long-term stability of our community.

Respectfully,

**Management**

Aix La Chapelle Condominiums



Dear Homeowners and Tenants of the Aix La Chapelle Condominiums,

We have received multiple inquiries and expressions of concern regarding the operations and management of the **AIX LA CHAPPELE CONDOMINIUMS** located at; **2220 E MURRAY HOLLADAY ROAD, HOLLADAY, UTAH 84117**

We are an independent, volunteer-based advocacy group focused on supporting transparency, accountability, and residents' rights within homeowner associations.

Concerns raised by owners, residents, contractors, and community members have included;

- Experiences of perceived intimidation or unprofessional behavior from management
- Questions about potential conflicts of interest between board members, management, and vendors "Under Utah Code § 57-8a-209, board members must act in good faith and disclose any conflicts of interest that may influence association decisions."
- Uncertainty around compliance with association bylaws, protocols, and Utah state statutes
- Allegations of improper voting procedures or record-keeping "Voting procedures are governed by Utah Code § 57-8a-104, which outlines eligibility, meeting requirements, and fair elections standards."
- Concerns about amenity access, maintenance responsibilities, and heating/cooling system failures
- Requests for greater transparency in record access and financial disclosures "Utah Code § 57-8a-227 ensures that homeowners have a right to review association records and financial documents, subject to specific limits."
- Potential illegitimate assessments "Assessments must comply with Utah Code § 57-8a-301 and be authorized by the association's governing documents."

We understand that managing an aging property presents challenges. Nonetheless, all HOA activity should remain in compliance with applicable state laws and the association's governing documents. Homeowners and tenants have rights, and decisions made by the association should reflect transparency and fairness. Homeowners should not fear retaliation for raising concerns. Utah law and association bylaws provide protections to ensure fair treatment.

If you have concerns or have personally witnessed or experienced any of the above, we welcome your input. While we are not a legal service, we aim to connect residents with resources and help document patterns that may warrant further review.

**Confidentiality Notice:** While we strive to treat information with discretion, we encourage you not to include sensitive personal information unless necessary. All submissions will be reviewed by our volunteer team only, but any or all of the following information will be helpful in determining potential violations;

Name (Optional): \_\_\_\_\_ Owner / Tenant / Other: \_\_\_\_\_  
Phone / Email (Optional): \_\_\_\_\_ Date of Incident: \_\_\_\_\_  
Brief Description / Statement: \_\_\_\_\_ Supporting Documentation (if any): \_\_\_\_\_

PLEASE SEND ANY INFO TO OUR FREE VOLUNTEER ADVOCACY TEAM AT;

📞 Contact: (801)-449-1520 - Texts ONLY • Email: [AdvocacyHOA@gmail.com](mailto:AdvocacyHOA@gmail.com)



Dear Homeowners and Residents,

Management is aware of a letter recently distributed within the community that has caused confusion and concern among some residents. We want to take this opportunity to provide clarity and to reaffirm our commitment to the professional management and lawful operation of the Aix La Chapelle Condominiums.

First, please understand that the communication you may have received was not issued or authorized by either Management or the duly elected Board of Directors. While homeowners are free to express opinions, only the Board and Management may speak officially on behalf of the Association.

Because the distributed letter made several assertions regarding governance, operations, and compliance with state law, we believe it is important to respond directly and factually:

#### **Management Conduct**

Management upholds the highest standards of professionalism in all dealings with owners, residents, and vendors. If at any time a resident believes otherwise, there are established procedures to bring concerns directly to the Board or to Management for resolution. Allegations of intimidation or misconduct are not supported by evidence.

#### **Conflict of Interest and Vendor Relationships**

The Association strictly complies with Utah Code §57-8a-209 and its own governing documents regarding disclosure and management of potential conflicts of interest. Contracts and vendor agreements are reviewed with the Association's best interest as the guiding principle.

#### **Voting Procedures and Records**

All elections and voting procedures are conducted in accordance with Utah Code §57-8a-104 and the governing documents of the Association. Records are maintained in compliance with state law and are available for review through proper request channels. Please visit the association website [www.aixlacondo.com/downloads](http://www.aixlacondo.com/downloads) where you will find all association records the board is obligated to share with all owners. This has been part of transparency for the past 10 years.

#### **Amenity Access and Maintenance**

Our community is an aging property, and management is proactive in addressing maintenance challenges. Amenity access and building systems are maintained responsibly, and repairs are performed as efficiently as budgets and circumstances allow.

#### **Financial Transparency**

Utah Code §57-8a-227 provides owners with rights to review association records, including financial reports. Management ensures that financials are prepared accurately by professional CPAs, reviewed by the Board, and available to owners through the established process.

#### **Assessments**

All assessments are levied in compliance with Utah Code §57-8a-301 and with the governing documents of the Association. Assessments are lawful, legitimate, and necessary to protect the long-term stability and property values of the community.

#### **Moving Forward**

The Board of Directors, in partnership with Management, is committed to transparency, accountability, and compliance with all applicable laws. Owners are encouraged to attend meetings, review records through official procedures, and participate constructively in community life.

Please be assured that your Association is being managed with diligence and integrity. We will not allow misinformation or unauthorized communications to undermine the stability of the community or the value of your property.

If you have questions or concerns, we strongly encourage you to contact Management directly. We are here to serve the best interests of the entire community.

We believe this letter was triggered by the new rule attached (Felons are not to serve on the board of directors)