

Meadow View Heights Owners Association

Happy Holidays!

www.meadowviewheights.com

Semi-Annual Update on Road Maintenance

The County has decided to wait for South Central Communications to complete the installation of fiber optic lines before laying a new road base in our subdivision. This ensures efficient use of resources and minimizes disruption to residents. We will not see any new improvements from the county until Fall 2025. Thank you for your patience as we work to improve infrastructure in Meadow View Heights.

Dues to be billed in January 2025

Association dues are scheduled to be billed in January. Please keep an eye out for your notice!

Safe Winter Driving Tips

Navigating snowy and icy roads requires preparation. Remember these essentials:

- **Winter Tires/Chains:** Ensure your vehicle is equipped for icy conditions.
- **Drive Slowly:** Maintain a safe speed and follow at a greater distance.
- **Emergency Supplies:** Keep blankets, snacks, water, and a flashlight in your car.
- **Vehicle Maintenance:** Check battery, antifreeze levels, and tire tread.

Enjoy Duck Creek Village safely this winter!



Upcoming Events 2025

Board Meeting TBD for a Saturday in June 2025

Board of Trustees:

Scott Hevle, President

Curtis Cram, Vice President

Wendy Cherry, Secretary

Sheryll Hirschi, Treasurer

Liz Ence, Member

Shauna Mack, Member

Alicia Cicchetti, Member

HOA Manager:

ERA Brokers Consolidated

Shaylee Baker

Association Manager

O : 435-627-5485

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Short-Term Rental Information

Hosting guests during the winter? Please ensure:

- Guests are prepared for winter conditions (4WD or snow chains required).
- Snow removal is arranged for your property.
- Parking is restricted to designated areas—no parking on subdivision roads.

For hosting tips or guest communication templates, contact **Shauna Mack at livinginduck@gmail.com**.

Kane County Reminder: Unauthorized short-term rentals may incur fines or legal consequences. Report suspected illegal activity to (435) 644-4906.

Kane County has begun and will continue to conduct investigations of properties illegally conducting business as a vacation rental. Illegally operating a vacation rental is a Class C misdemeanor and may result in fines up to \$200 per day and under Utah State Law is punishable by up to 90 days in jail. If you suspect any property operating illegally as a vacation rental, please contact Kane County to report at (435) 644-4906. Thank you for the efforts and care you take to making Meadow View Heights a beautiful place to live. We hope you have a wonderful holiday season! We look forward to seeing you at the board meeting in June 2024

Winter Readiness for Residents

Winter at Meadow View Heights is magical but challenging. Here's how to stay prepared:

- **Heating Systems:** Inspect and maintain your heating systems to avoid mid-winter issues.
- **Water Pipes:** Insulate exposed pipes to prevent freezing.
- **Snow Removal:** Keep driveways clear and paths accessible.
- **Emergency Plans:** Be ready for power outages with backup heating and lighting solutions