

# Pepperwood News!

*A Great Place to Live*  
January 2010

## From the Presidents' Desk

Happy New Year! It's amazing to me that another year has passed and 2010 is upon us. I hope that your holiday season was filled with as much fun and family as ours was. Even though I love the excitement of the holidays, I always look forward to the New Year and the expectations of another wonderful year.

As I reflect on the past few years I've been privileged to serve on the Pepperwood Board of Trustees, I recognize what an honor it has been for me to serve with so many great people. I really appreciate and admire the great friends I have been serving with over the past two years. Many great thanks need to be expressed to President Keith Barton, Ryan Relyea, and Bryce Johnson who completed their three year terms as board members this winter. Many may not have realized that Keith originally joined the board mid-term to fill an unexpected vacancy in 2008. At that time, he was already taking a big role in the new gate house construction project, and we asked that he serve until the project was completed. Well,

the rest is history. Instead of leaving the board after the gate houses were completed, he agreed to complete the term, and graciously agreed to serve as President of the Home Owners Association after being nominated and unanimously voted in as the new President. Keith also chaired the architectural committee, which can be a very time consuming position at times. For the past few years Ryan Relyea has taken responsibility for the maintenance concerns of Pepperwood; everything from the streets to the filters in the pool, Ryan did a wonderful job as chair of the Maintenance Committee. He was responsible for collecting numerous bids for needed work, and following through on the contracted work. He was instrumental in finally fixing the crazy striping on Pepperwood Drive, and taking care of the ever problematic hill on Mountain Wood. Bryce Johnson also played a big role in the construction of the new gate houses. He chaired the Security Committee and spent as much time as anyone working on the

gate house project collecting ideas, data and bids for the new security system for both gates. It is a dynamic system that enables us to add additional features in the future if necessary.

We also welcome the new Board members; Dave Teerlink (Maintenance Chair), Jane Rideout (Community Relations Chair), and Devere Anderson (Architecture Chair). We look forward to working together as a new Board to keep Pepperwood a wonderful place to live. With the Gate houses completed and fully landscaped, there are not any gigantic projects planned in 2010. You will notice several street projects, including quite a bit of maintenance on Pepperwood Drive, in early spring.

Please remember that our monthly Board of Trustees meetings (the 3<sup>rd</sup> Thursday each month @ 7:00 pm) are open to the community and we would love to see you there.

Thanks,  
**Bill Affleck**

## Happy New Year!

## Annual Meeting Held!

Our annual meeting back in October was another good event for the community. We appreciate all those who showed interest in the operations of our great community.

Several matters were discussed and some voted upon at the meeting this year. Among other items the Golf Cart initiative passed with a vote of 79 to 57. As a result golf carts will not be able to be driven legally on Pepperwood streets until a new policy is adopted by the association. The management committee will be looking into possibly creating an exploratory committee to look into the feasibility of allowing golf carts in the future.

The Dumpster initiative failed with a vote of 88 to 53. As a result of this vote there will no longer be a dumpster provided for the use of the residents of Pepperwood. This matter may be addressed again during our meeting in 2010. It is estimated that a savings of over \$20,000.00 will be realized by discontinuing this service during the coming year.

There were three new board members voted onto the management committee at the meeting. From the seven candidates running for the committee Jane Rideout, Devere Anderson and Dave Teerlink were voted onto the management committee. We welcome them and look forward to working with them over the next few years.

Our thanks go to retiring board members Ryan Relyea, Bryce Johnson and our outgoing

president Keith Barton. This past year has been most successful as a result of their help and leadership.

## Annual Meeting Minutes October 22, 2009

Board Members Present: Keith Barton, Dave Evans, Dave Anderson, Eric Pearson, Bill Affleck, Ryan Relyea, Spencer Jenson, Bryce Johnson  
Western Management: Richard Harman

### Welcome and Summary of Board Accomplishments - Keith Barton

The Easter Egg Hunt, the Fourth of July, the Graduation party and the Community Open House were all a smashing success this year, and all persons who worked on those events were publicly thanked. Also the capital projects completed this year were: the Gate Houses remodel and landscaping; and the security system.

### Budget - Dave Anderson

The year's budget to date and projections for the completion of this year were presented and reviewed. Then the 2010 proposed capital and operating budgets were presented to be voted on by the residents. Both budgets were approved by a wide margin, and they became effective January 1, 2010 with a new fee.

### Dumpster and Golf Cart Initiatives - Keith Barton

Discussions were held on each of the initiatives, and the residents voted on them at the end of the meeting. The dumpster initiative failed 88 to 53; the golf cart initiative passed 79 to 57.

### Board of Trustee Elections - Keith Barton

There were a total of 7 candidates (including one write-in candidate) for the three open board positions. Each candidate was given a few minutes to introduce themselves to the residents and what their 'platforms' were. Following the meeting the voting commenced. The newly elected board members effective January 2010 will be Jane Rideout, Devere Anderson and Dave Teerlink.

## Managers Message

During the past year of 2009 there were many good things accomplished here at Pepperwood.

These accomplishments came as a result of your hard working Board of Directors. Just to highlight a few of their accomplishments. Earlier in the year the new gatehouses were completed. Very recently the new landscape around the gatehouses and water features has been completed. The entries to our community are beautiful and first class. They now represent what the Pepperwood community strives to be. We thank not only the Board of Directors but also our great developer Terramerica for their continued interest and support. I can tell you from over 25 years experience in the community management business that Terramerica "stands alone" with respect to continued interest in their developments. Pepperwood sponsored three parties and was involved in a great public open house that was sponsored by Terramerica and Ivory Homes. Considerable road maintenance and up keep was continued, the pavilion was repaired and painted and deferred maintenance to the pool and common areas were performed.

The community finances were especially well cared for by Dave Anderson the treasurer of the association. Every penny in and out was carefully scrutinized and I am happy to report that your funds are in good hands. All of the work that has been accomplished over the past three years has been done without any increase in the annual fee. Though for 2010 there is a modest increase in the annual fee, (\$56.00) your fees remain very low when compared to other communities who have much less in the way of owner amenities than does Pepperwood. Your new fee works out to be only \$126.33 per month when annualized. Most communities (that we manage, and/or know of) with a pool and perhaps one tennis court carries a monthly fee between \$175.00 and \$250.00. Pepperwood has 6 tennis courts, a sport court, junior Olympic size pool, pavilion, 6 acres of green space and several miles of private roads and 2 new gatehouses. When you consider the upkeep and repair to these assets you will understand why I tell you your fee is low for what the community provides to you.

As we look to the year 2010 I hope that you will all find a

greater appreciation for the quality community that you all live in. The board has made it a priority to care for and maintain the common areas in a manner fitting to the setting of this great place you all live in. We hope that all homeowners will take the same pride in their own personal property in keeping and maintaining their homes and yards to the high standard that Pepperwood represents. By doing so, we all will help to keep our home values high in this down real estate market.

--**Richard Harman**

Golf Carts and other unlicensed vehicles should not be operated on the roads or walkways of Pepperwood until further notice.

As a result of a review of golf cart operation within Pepperwood, before, during, and since the 2009 Annual Meeting, the Pepperwood Home Owners Association Board of Trustees has determined that golf carts and other unlicensed vehicles should not be operated on the streets, walkways or other common property of Pepperwood until further notice.

Any residents who violate this resolution can expect to be issued traffic citations by the Sandy Police.

Vehicles performing maintenance functions like snow removal, operated responsibly by qualified personnel, would be unlikely to attract a traffic citation.

Under the policy previously in effect, which was published several times in the Pepperwood Newsletter, there were a number of requirements, including that the golf carts had to be registered with the Association each year, and that only licensed drivers were permitted to operate them. According to the Manager, no Golf Cart Permits were sought or issued in 2009.

No further Golf Cart Permits will be issued unless and until it is determined that golf carts can be operated legally and safely on Pepperwood streets.

A committee under the leadership of Trustee Jane Rideout is being formed to recommend a permanent resolution of this issue, to the full Board of Trustees. In full compliance with the state laws of Utah and the ordinances of Sandy City, it may not be possible to reinstate Pepperwood Golf Cart Permits, even if the Committee and the Board determine that it would be desirable to do so. More information on this issue will be published in future Pepperwood Newsletters as the committee completes its work.

- **Bob Baird**

Pepperwood  
Homeowners Association  
2500 Pepperwood Drive  
Sandy, Utah 84092

RETURN SERVICE REQUESTED

### **Board Mission Statement**

The mission of the Pepperwood Homeowners Association Board of Trustees is to efficiently preserve the value, desirability and attractiveness of the Pepperwood Community.

### **Board Goals:**

- To enforce, protect and defend the Covenants, Conditions and Restrictions of the community.
- To be friendly, accessible and forthright – demanding the same of our employees, avoiding involvement in neighborhood disputes and contention, except where bylaws, CC&Rs reason demand.
- To faithfully represent the Pepperwood Community at large.

### **Board Members**

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Dave Anderson:	David@vspring.com
Bob Baird:	rbiii@mac.com
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