

# NEWSLETTER

## Linkview Drive Hoa



ISSUE NO 3 | JANUARY 2025

### BOARD LOOKING FOR VOLUNTEERS

If you are interested in having a part in the future of the Linkview Drive HOA, please submit your name, address, phone number and e-mail address to our community manager. Specify which area most interests you such as:

- landscape
- common elements such as buildings, sidewalks, fences, and mailboxes
- association management, finances and operation

### BOARD ACCOMPLISHMENTS OVER PAST SIX MONTHS

Your board has been hard at work and the fruits of the last six months of effort are now coming to fruition. Here is an abbreviated list of Linkview projects and initiatives that have been accomplished and/or set in motion to improve the quality of our community:

- Our new management company, Westward-360, is now fully engaged and working for you.
- NLS Landscaping has taken over weekly maintenance responsibilities of our yards. We believe owners and residents will not only see an aesthetic improvement over the coming months, but our landscaping costs are now reduced by at least \$24,000 a year.
- You have no doubt seen First Choice Tree Service in action recently, but they were the top choice (by score) for pruning of our forest going into 2025 including removal of dead trees.
- Your board commissioned the creation of a CAD drawing of the neighborhood including footprint for each home, street, driveway and gravel areas. Every tree was also placed in the drawing along with its canopy diameter and ID number. Two new layers are being added soon to facilitate quick and efficient management of roofs and irrigation.
- Monthly Water Bill Tracking is also being done on an outsource basis. Given that irrigation has accounted for nearly 30% of our annual budget (~\$90,000), this nominal monthly expense (<\$100) will allow better management and cost control.
- In January, we will be doing an audit of our entire, 35-year-old irrigation system to map the circuits, water routes, problem components and head placements and condition. This will be a critical element for our forthcoming Turf Removal Waiver Application with a goal of reducing our irrigation as much as 25%.
- This month, Dr. Kelly Kopp of Utah State University, PhD in Agronomy and Turf Grass will be visiting Linkview to assist in the last phase of Waiver preparation.
- This coming year will see implementation of a methodical and ongoing maintenance and repair plan for roofs in the community. This plan will take into account roofs that have been repaired or replaced to date and prioritize based on seniority. If your property has roof issues or leaks, please contact the management company immediately.

### YOUR EXECUTIVE BOARD

- Dennis Dyer, President
- Cecile Levin, Secretary
- Philip Avello, Director
- Vacant, Treasurer

Our Community Manager:

Amber Brown  
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- Flat roof cleaning of leaves and fallen material is also scheduled to start soon after the first of the year.
- Finally, your board is proud to announce the debut of this Website as an efficient tool for keeping you, our owners and constituents, abreast of developments and news.