



MANAGEMENT

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The Village Homeowners
Midvale, UT 84047

March 19, 2025

Dear Homeowner:

This letter provides notice that the **Annual Village Homeowners Association Meeting** will be held on **Thursday, April 3, 2025, starting promptly at 5:00 pm** at the **Ruth B. Tyler Public Library**, located at 8041 South Wood Street (55 West) Midvale, UT., and concluding no later than **6:15 PM**. If you are not able to attend the meeting in person, please refer to the attached Proxy Instructions and submit the Proxy as noted therein. The meeting will follow the agenda, (see copy attached).

All Homeowners are encouraged to attend this important annual meeting.

The President and Directors on the Board will report on the Association condition and other pertinent matters, including updated 2025 Rules and Regulations (which are posted on the website) and the 2025-26 Monthly Assessment.

The Treasurer will report on the Association's financial condition and will review the 2025-26 operating budget, which is attached to this notice and may also be accessed on the website. ***Your individual monthly assessment will remain at \$280.00 this next operating year 2025.***

The Association Officers and Directors have met and evaluated the budget and financial condition of the Association and, after careful review and deliberation, determined that the monthly assessment will remain at **\$280.00** per month, as outlined on the attached operating Budget for 2025-26. The Board is also pleased to announce that at this time there should **NOT** be a need for any special assessments to fund on-going Common Area capital expenditures, as the common assessments include the annual reinvestment (savings) necessary to fund any projected and/or anticipated capital projects, while remaining current on projected and increasing operating costs.

As of April 3, 2025, Trustee: Pam Mollner and Kimberly Hansen will have completed their two-year terms of office. The request for pre-nominations for two (2) two-year Board of Director positions is now closed. The Nominating Committee chaired by Melissa Pennington and the Village Board of Directors have pre-nominated and endorsed the following Homeowners to each serve a two-year Board of Director positions. Incumbents Pam Mollner and Kimberly Hansen are both willing to serve for another two-year term on the Board, by acclamation, or if elected, and there will be a call for nominations of qualified Members to serve on the Board at the meeting. If nominated and accepted, a qualified Member's name may be added to the ballot. There is one vote per household and only Owners (or their Proxy) are allowed at the annual meeting, see Association By-Laws (Article II 9).

We appreciate those Members who pay their Assessments on time and are current. Anyone who has a past due assessment balance will have your respective voting rights ***Suspended*** as per Article VII 1(b) of the Association By-Laws. If all current Assessments are paid prior to the meeting, which includes 2025-26 insurance assessment which was due by March 1, 2025, you will be able to vote.

Please contact us by visiting www.thevillage-hoa.com and/or by calling Dave or Jordan at **(801) 566-1411** with any questions.

THE VILLAGE HOMEOWNERS ASSOCIATION TRUSTEES

M&M MANAGEMENT

David E. Matheson,
Property Manager

Attachments