

**Daybreak Community Association  
Annual Meeting  
November 18, 2015**

**Questions and Answers for the 2015 Annual Meeting:**

Thank you for attending the Eleventh Annual Meeting for the Daybreak Community Association. In an effort to provide everyone with accurate and up-to-date information, we are providing this list of "Questions and Answers" for your review. Thank you to everyone who took the time in advance to submit your questions.

**Rules/Regulations**

**"Is it possible to create a rule for Halloween that limits the hours children trick-or-treat to 5:30 PM - 7:30 PM?"**

*The Board could consider and pass the measure if considered in the best interest of the broader community.*

**"What is the process when there is a violation found on a home?"**

*There are five stages to the violation process:*

- 1. Origination of Violation - Can result in a tag or phone call*
- 2. Courtesy Notice - Letter informing homeowner of violation.*
- 3. Formal Notice - Letter stating no action or correspondence has occurred. Possible fines up to \$250 + \$10/day for non-compliance. The homeowner may request a hearing with the Covenants Committee upon Formal Notice.*
- 4. Final Notice - Letter stating no corrective action completed up to \$250 fine + \$10/day will be assessed in 10 days.*
- 5. Recurring Fines - Letter stating fines have been assessed and will continue until the violation is remedied.*

**Amenities**

**"Why aren't there sidewalks at the roundabout on 11400 south?"**

*That area was designed with walking paths that go under 11400 south so pedestrians are not attempting to cross in the roundabout. Improved signage may need to be added.*

**"Does Daybreak Community Association keep the pathways around the lake free of snow in the winter?"**

*The paths around Oquirrh Lake are part of the secondary recreational trail system and therefore are not cleared of snow during the winter months. All primary access paths such as school routes are cleared.*

### **Traffic/Parking**

**“Cars park on both sides of the streets creating a one way road and a safety hazard. Can the roads be marked so cars can only park on one side?”**

*The streets in Daybreak were designed with the intent that cars would park on both sides. This causes drivers to slow down while traveling through the neighborhood.*

### **Budget/Assessments:**

**“How much do we expect the HOA fees to rise in the foreseeable future?”**

*When preparing the annual budget each year, the Board of Directors, along with the Budget & Finance Committee and Management Team, review expenses that occurred over the current and prior years. As we prepare the budget each year, we take into account current contracts, which include obtaining competitive bids and reviewing expenses based on the level of service required for a community of Daybreak’s size. Each year’s budget must reflect the funds necessary to cover the anticipated expenses for the new year without jeopardizing the integrity and beauty of the community. The 2016 assessment was just approved and will be changing from \$113 a month to \$116 a month, and will continue to be billed quarterly. You will receive a copy of the budget in the mail soon.*

*The Town Home and Condominium Association Board’s go through the same process as the Daybreak “Master” Association does and is required to set the assessments at a rate to pay the expenses of that association.*

**“Why do the Homeowner’s dues go up every year? With all of the homeowners now in Daybreak it seems like they should go down.”**

*Although there are more homeowners in Daybreak the community continues to grow and add more common areas so the assessments need to increase to maintain the new amenities and common areas. The addition of new homes coming on line does help to reduce the impact these new expenses have on an individual basis.*

### **Landscaping**

**“There are several dead and missing trees. When will they be replaced?”**

*The Association along with the landscape contractors, beginning in 2012, developed a tree replacement plan that includes replacing roughly 100 trees per year. In 2015, this number was increased to 170 trees that are being replaced this fall based on need. The tree replacement plan may be found on line at [www.livedaybreak.com](http://www.livedaybreak.com).*

**“A number of stop signs in Daybreak are obscured by trees and other tall vegetation. The trees in the park strip need to be cut back.”**

*The Association had the trees and vegetation in the common areas that were adjacent to stop signs trimmed this summer. However, if there is a specific area that is of concern, please contact the Association office with the location(s) and we will have them addressed right away. Should the vegetation/tree(s) in question belong to a resident, we will contact those specific homeowners.*

**“Please explain the purpose of retention basins.”**

*The retention basins that are throughout the community, are intended to collect rain run off and through a series of dry wells allow it to percolate through the ground via its natural pathways.*

**General**

**“Would it be possible to turn the sprinklers off in Hillside Park near 4400 W Vermillion on the 4<sup>th</sup> of July?”**

*A potential adjustment in the irrigation schedule to accommodate holiday activities can be explored. The irrigation is set to come on in the native common areas of Daybreak on July 4<sup>th</sup> in an attempt to limit the possibility of fire from fireworks.*

**Thank you for your questions and attendance!  
Your Daybreak Board of Directors and Management**