

Daybreak Community Association
Open Board of Directors Meeting – May 31, 2017

Q&A

Q: Who is responsible to remove pet waste?

A: Individual owners are responsible to immediately clean up after their pet(s). For your convenience, pet waste stations are provided throughout the community however; picking up after your pet(s) is not a service provided by the Association.

The Management Team will continue to educate individual pet owners of their responsibility and issue violation fines as necessary. If you are able to identify the Owner that does not clean up after their pet(s), we encourage you to contact the Association Office immediately. Reports can remain confidential.

Q: Why did the Association have CenturyLink disconnect my internet?

A: Per the Association's collection policy, "...The Owner's (or tenants) rights to use Common Area Facilities and services including but not limited to CenturyLink, will be suspended upon being 30 days delinquent in paying their assessments...."

Management goes through the following process as a courtesy before suspending amenities and internet service:

- Statements are mailed approximately two (2) weeks before assessments are due. Assessments are due the first month of each quarter (January, April, July, and October).
- One to two weeks before assessments are due a community E-blast is sent including a reminder that assessments are due on the 1st day of the month of the quarter.
- Within two weeks a community E-blast is sent including a reminder that assessments were due on the 1st day of the month and are now late.
- At 15 days late, a late notice is mailed to those who are delinquent and a \$15.00 late fee is added to the account.
- At 30 days late a final email is sent and a robo call is made specifically to those who remain delinquent informing them their internet service will be disconnected within 3 business days of the email unless they pay in full or set up a payment agreement.
3 business days after the last email services are suspended for those who remain delinquent or have not signed a payment agreement.

Q: When does a project require Design Review Committee Approval?

A: In general, any exterior modification needs approval prior to installation to prevent any violation fines. Modifications include, but are not limited to, landscape modification, back yard completion, fences, pergolas, decks, patios, edging, retaining walls, raised beds, play structures, trampolines, water features, fire pits, light posts, sheds, flag poles solar panels or any major addition or alteration to the exterior structure of the home. If you are not certain about whether you need to submit an application, please contact the Association office before proceeding with your modification.

Q: When do I need to re-paint the exterior of my home?

A: Typically, the exterior of a home needs re-painting between 4 – 6 years. It's time to paint when caulking starts to split, paint starts peeling, when color begins to fade, if there are cracks or fibers in the wood, or chalking (a dust like substance) shows on your home. If your house paint is near the end of its life expectancy, you're taking a chance by postponing repainting. It doesn't take long for exposed wood to begin to rot, and other types of exteriors also suffer when the paint wears off. Wait too long and you may have to make costly repairs before starting to paint.

Q: What is the deadline for installing my back yard?

A: Backyards must be installed within 18 months of your closing date. An application must be submitted to the Design Review Committee within that time frame whether your yard is fenced or not. If you have extenuating circumstances that prevent you from installing your back yard within 12 months, you must submit a Landscape Extension application for review. All applications are available online at www.livedaybreak.com and at the Association office.

Q: Is it true that the Waterside Club is a private facility and if so who can use it?

A: The Waterside Club is a private amenity for use by residents in Lake Village. The Lake Village residents pay an additional assessment for the maintenance and operation of the facility.

Q: Why am I still paying for the increase if the CenturyLink upgrade has been delayed?

A: The \$1.00 increase and CenturyLink upgrade are not directly connected. Beginning in January 2017, due to unexpected increases in operational costs, Century Link increased the monthly fee for system-wide internet services by \$1.00. On notification of this adjustment, the Board of Directors and CCMC approached Century Link and were able to secure a commitment to upgrade current service levels to 100 MBPS.

Q: What is the status of the CenturyLink Speed/Service Upgrade?

A: To date, approximately 2,960 homes have received the speed upgrade. It is expected that upgrades will be completed by June 8th. It is important to note that current Daybreak service levels will be unaffected during this network upgrade and that CenturyLink does not need access to homes during this process. Once the logistics of the installation are finalized, CenturyLink will provide more details on the installation timelines.

Q: What is the status of the DCC Pool?

A: The Board of Directors has hired an architect firm to finalize facility design and prepare the associated bid documents. Overall facility design has taken into account recommendations from the DCC Amenity Ad-Hoc Committee, project budget, and South Jordan City and County Health Department building codes and pool facility use standards. Once final design and the associated costs have been determined, this will be communicated to Daybreak residents.

Q: What is the status of the townhomes planned for the Harvest Sun parcel?

A: Last year, Daybreak Communities convened a resident committee to study options for the parcel and develop a recommendation for how it could be used that fell within three criteria: A use that was compatible with the parcel's current zoning, one that framed in Callendar Square, and that the use provide an economic return to the property owner. The committee spent several months analyzing various uses across a wide spectrum of possibilities including a conservation garden, tennis club, and modified residential development. Although a committee recommendation has been made, due to the adjacency of the DCC and the HOA's pool project, there are several elements that must be coordinated with these neighboring sites that have delayed the finalization of that plan for the Harvest Sun Parcel. To date, the developer has been coordinating with the HOA on the design and placement of utilities through the parcel to accommodate the pool project. Once the utility coordination is finalized and construction on the pool site has commenced, the developer will provide a plan and layout for the site based on the recommendation from the committee.