

**Daybreak Community Association  
Annual Meeting  
November 28, 2018**

**Questions and Answers for the 2018 Annual Meeting:**

Thank you for attending the fourteenth Annual Meeting for the Daybreak Community Association. Below are answers to questions that were received by residents related to various subjects and topics of interest. As always, residents are encouraged to contact the Daybreak Community Association at 801-254-8062 with questions or concerns related to the Daybreak Community.

**Rules/Regulations**

**What is the process of changing the color of my home?**

*In order to change the color of your home you will need to submit an application to the Design Review Committee.*

- *The DRC meets on the 1st and 3rd Wednesday of each month to review applications.*
- *Applications are due at the HOA office 1 week in advance to be considered for each meeting. Applications are located at the HOA office as well as online at LiveDAYBREAK.com*
- *There is a checklist of items to include on the 3rd page of each application. Make sure to include ALL items on the check list with your application (including the listed fee). If you have a question about whether an item is applicable to your specific situation please contact the HOA office.*
- *Bring your completed application, supporting documents, and check (check only) for your application fee to the HOA office no later than 1 week before the next meeting. The application and supporting documents may also be sent to the email address listed on the application.*
- *There is no fee for very minor improvements. Please inquire at the HOA to see if your improvement is considered minor.*
- *An HOA employee will review your application prior to the meeting to help make sure you have all the documentation that the Committee requires.*
- *You will receive an email with your results, usually within 48 business hours of the meeting. You will also receive a hard copy in the mail.*
- *If your application is approved you can begin work once you receive the email. Your approval is good for 1 year. If your improvement is not completed within 1 year, you will need to submit a request for an extension.*

**How often does the Daybreak Community Association conduct inspections?**

*The Community Standards team completes daily routine inspections throughout the Daybreak community. Each neighborhood is inspected every seven to ten days.*

**How do I know what types of modifications, including fencing, I can install on my property?**

*Details related to exterior modifications as well as fence installation can be referenced in the Resident Guide Book to Design Guidelines in Daybreak. Visit [www.livedaybreak.com](http://www.livedaybreak.com), click on the Daybreak Community Association tab, and then click on the Design Review tab. Residents are welcome to contact the association office at 801-254-8062 with any questions.*

## **Amenities**

### **What can be done about the weeds in Sunrise Mountain Park?**

*Sunrise Mountain Park is a South Jordan City Park and therefore maintained by the City. For concerns regarding South Jordan parks within Daybreak please call the Public Works Department 801-254-3742.*

### **How do the locking systems work on the restrooms in Daybreak?**

*Restrooms located throughout Daybreak are equipped with door locks that automatically unlock after 10 minutes. This is a safety feature in case they are accidentally locked without anyone inside.*

### **There is a deteriorating timber stair leading up from Fish Hook Rd along Daybreak Pkwy; what is the plan for replacement?**

*The Association is currently soliciting bids to replace the stairs. This project should be completed by next spring.*

### **What is the repair plan for the lights on the Oquirrh Lake Trails?**

*There are over 250 lights and light bollards associated with Oquirrh Lake. Due to the amount of continuing vandalism, it has become cost prohibitive to repair or replace every damaged fixture. As a more comprehensive monitoring plan is being considered, the current approach is to secure or cap damaged fixtures as they are reported or identified through regular inspections. As the island and areas directly adjacent to the lake are being developed and amenities added, the current lighting system is being evaluated and adjustments made accordingly. The latter may include removing and/or relocating current fixtures to highlight specific lake amenities or improve public safety.*

## **Building/Development**

### **What can be done about the construction debris?**

*Please contact the Association office with any specific concerns and we will address each with both the builder(s) and developer.*

### **Would the developer consider installing a pavilion or seating of some sort at the North Beach area where the food trucks park?**

*The area at the North Beach was always planned to be a future village center similar to SoDa Row with a mix of uses including retail and residential development. The area has remained undeveloped for many years until such time as the permanent commercial components of a village center type development could be viable in the marketplace given the adjacency of other retail locations in the area including SoDa Row. The food truck roundup that was organized by the developer and LiveDAYBREAK at North Shore was intended to be a temporary placeholder event since the land around the lake was not under current development. As you may know, the developer announced plans for this area with construction of a Harmons Marketplace set to begin in 2019, and will announce additional development plans for the area once they are solidified. With the development of the North Shore Village center getting underway, the food truck experience as it currently functions will need to change. Based on the popularity of the food truck roundup, the developer plans to create an opportunity where this can still occur at North Shore but at a much smaller scale that is compatible with the permanent uses in the new village center. Additionally, the developer is currently working on plans to bring food truck experiences to other parts of the community that would function on a smaller scale in different locations such that they would be closer to more homes and reduce the parking demand that the current single location requires.*

## **What is the plan for new parks in the Highland Park area?**

*Phase 1 of that Village's namesake park which is being constructed by South Jordan City was wrapped up about a month ago. This includes large recreational fields that will be used for youth sports leagues, as well as a concession stand, large playground and pavilion area with additional onsite parking. Construction on phase 2 is anticipated to get underway next year which will bring the total size of this park to 20 acres (by comparison, Brookside Park is 15 acres). The main open space feature in the Upper Villages is "The Loop" which is an open space system that connects the upper villages together via a bike highway and trail system. A portion of the Loop is currently built along Lake Avenue to connect back to the lower villages and Oquirrh Lake along Lake Ave. The developer is currently designing the remainder of the open space system in the Upper Villages and plans to announce those plans sometime in 2019.*

### **Traffic/Parking**

**Alternate Parking Restrictions for snow days are not being followed, what can be done to make sure residents are following the regulations so that snow can be removed properly?**

*South Jordan City enforces on street parking throughout the Community. An alternate parking restriction is enforced during the winter season. You can report parking issues directly to South Jordan City by calling 801-254-4708 or the Association Office for assistance. To view the full SJC Alternate Parking code, please log onto [www.sjc.utah.com](http://www.sjc.utah.com).*

### **Budget/Assessments:**

**With all the new development in Daybreak, why are fees going up to cover amenities? Shouldn't the new development be able to cover the costs new parks, pools, etc.?**

*Although there are more homeowners in Daybreak, the community continues to grow including the addition of more common areas and amenities for residents to enjoy. Assessments are determined based on the need to maintain the common areas and amenities including parks and pools. The addition of new homes coming on line does help to reduce the impact these new expenses have on an individual basis.*

### **General**

**Is it possible to opt out of paying for CenturyLink internet?**

*The contract with CenturyLink was extended in 2016, with the contract ending in 2021. The fee is incorporated into the master assessment. In accordance with Section 10.3 of the Community Charter, by purchasing a home in Daybreak, "Each Owner agrees to pay all assessments levied against his or her unit and no Owner may be exempt from liability for assessments by non-use of services provided." However, this does not preclude homeowners from choosing a different service provider. In the spring of 2016, the base speed for Daybreak residents we increased from 40 MB download to 100 MB download speed.*

**Why are non-Daybreak children allowed to attend schools in Daybreak?**

*The public schools within Daybreak are in the Jordan School District and they create the boundaries for the schools. For specific concerns please contact Jordan School District 801-567-8100.*

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