

Roxborough Homeowners Association

2820 Roxborough Park Drive

West Valley City, Utah 84119

a great place to live!

*please visit our web site to see the CC&R's and newsletters, etc: **www.RoxboroughHome.com***

Community Bio ~ 2009

Roxborough is a unique zoning of residential land use known as a "Planned Unit Development", PUD. The PUD allows front, side and back yard setbacks, and the lot size to be smaller, putting more homes per acre than traditional subdivisions. Smaller yards require less maintenance, watering and lower taxes. To offset the smaller yards, there is a two & a half acre private park with large open grass areas, picnic tables & pavilions, park benches, trees, landscaping and two tennis courts. The private park allows the Roxborough Homeowners, and their **invited** guests, a broad range of recreational activities. There is also a limited RV storage parking area ***subject to space available and use conditions.***

Roxborough was created on January 29, 1979 as a non profit corporation to allow the community a charter to collect dues, control and maintain the private park area, review and approve architectural styles or changes, and enforce the CC&R's and By-Laws. Dues are assessed annually and levied equally on each lot, regardless of the improvements or how many persons live there. Dues are an **ongoing lien** against the property. Although the dues are assessed annually and **due on January 1st of each year**, the Board allows quarterly payments from the lot owners who are **not** selling. For those selling, the full year is due at time of ownership transfer. Currently, 2009 annual dues are **\$193.80**. There is an ownership transfer fee of \$85.00 due at the time of ownership transfer for a new account setup, charged to the new owner.

A nine member Board of Directors are elected from eligible property owner candidates at the Annual Homeowners Association Meeting. The new Board of Directors elect their President, Vice President, Secretary and Treasurer. The Board of Directors, and it's Officers, are volunteers and direct the affairs of the Association. **Roxborough** is self managed, but does contract with "**Better Bookkeeping by Computer, LLC**" to receive, track and account for the Association's funds. For information on accounts, please call Marie Hayes at (801) **523-2705** *OR* write to: **2103 E Wasatch Blvd., Sandy, UT 84092.**

Roxborough has three phases with a total of 196 building lots. Phase I has 61 lots, phase II has 66 lots, and phase III has 69 lots. While the vast majority are owner occupied, there are approximately 12 to 15 properties that are rented. Property values range from \$160,000 to \$275,000 (*estimated*). Each property owner owns, maintains and insures their own property. Streets, sidewalks, and lighting are owned and maintained through West Valley City. The Association owns and maintains the private park and RV storage area. The Association carries a \$1,000,000.00 general liability insurance policy to cover **only** the common areas. For information on that policy, please contact: "The Mahoney Group-Salt Lake" 30 E Broadway-Suite 202, SLC, UT 84111 801-521-2421

For further information, please contact **Better Bookkeeping by Computer, LLC** (801) **523-2705**

A research fee of **\$35.00** per hour may apply.

Thank You for your inquiry,

The 2009 Roxborough Homeowners Association Board

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