

December 2021

# HOA News



## HOA Update

We will be producing this newsletter periodically to update our members on developments in Rio de Sion and our surrounding community. We always welcome your feedback, and if you have an article you would like to see published in a future edition and any other suggestions, please send it to [riodesionbod@gmail.com](mailto:riodesionbod@gmail.com)

## Suggestions Already Received

- Restore Walking Path Around River
- Installed Controlled Access Entry Gate
- Repairs and maintenance on Historic Cabin
- Request to lower HOA Dues
- Improve Entry Landscaping
- Update the CC&Rs
- Establish a set of Community Rules

## HOA Contact Information

Board of Directors [riodesionbod@gmail.com](mailto:riodesionbod@gmail.com)

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- Loren Campbell, President
- Rob Bills, Treasurer
- John Watson, Secretary

Architectural Control Committee [riodesionacc@gmail.com](mailto:riodesionacc@gmail.com)

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- Larry McRae, Chairman
- Tony Hoyt, Committee Member
- Rob Bills, Committee Member

Property Manager Preferred Property Management

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- Sabrina Dearden, HOA Representative 435-673-5000 [preferredhoafirstdesk@gmail.com](mailto:preferredhoafirstdesk@gmail.com)
- 47 South 400 East St George, UT 84770
- <https://www.preferredstgeorge.com/>

# Rio de Sion Update

## Town of Virgin

- The November election saw Jean Krause elected as Mayor. Jean lives just outside our community.
- Leroy Thompson is on our Town Council and is a resident of Rio de Sion. He worked to get the storm water drain system replaced just outside our entrance, and is also working on getting the drain damage repaired on the NW corner of our community.

## Community Development News

- 10 Homes Completed and Occupied
- 7 Homes Under Construction or Plans Approved by ACC
- Total of 68 Lots in Community

## Facebook Page

We created a Facebook group for owners or

builders to submit ideas, tips, photos for our community. [Please visit it and Join the group](#) to see updates on your feed

## Preferred Property Management Hired as HOA Manager

Sabrina Dearden is our HOA Representative. Preferred will be our agent to process dues payments, pay bills, provide escrow documents. Please contact her with any of the needs you might have from the HOA, 435-673-5000

Preferred will be setting up a webpage for our HOA in the near future where you can view your account and pay dues.

**Please make sure that you change your dues payment address to Preferred Property Management, or sign up for their automatic payment debit service.** We will be canceling our Venmo service and P.O. Box in the near future.



*We want to make it easy to get approval for your new home construction, be sure to read this article for some tips*

## Building Your Home at Rio de Sion

The CC&Rs set the standards for building in our Community. With all the 5 revisions, it can be a daunting task to understand the requirements. In order to make it easier to follow, the Board has compiled an unofficial Combination of the Original CC&Rs and applying each of the 5 revisions to it. We worked hard to ensure it was accurate, but in the event there are any errors or changes we missed, the Original CC&Rs remain the controlling document.

Part of the construction standards contained in the CC&Rs are the [Architectural Design Guidelines \(ADG\)](#). The original ADG was a wealth of information to ensure homes achieved the original vision of Rio de Sion, but it was written in such a way that everything that was contained in it was a required element, which made designing homes that met every standard a very difficult task.

The Board and ACC took the original text of the ADG, eliminated some of the steps and outdated references, and differentiated **required elements of plans by putting those sections in BOLD text**. It was decided to leave much of the remaining material as strong recommendations, which are noted by being in regular text font. In addition, we tried to incorporate key elements required in the CC&Rs into the ADG. Our goal was to make the ADG the main reference for owners, designers, builders, and our ACC so they did not have to constantly refer to the CC&Rs.

Once we completed that task, we came up with a [New Construction Checklist](#) that followed the same order and providing easy references to the relevant section of the ADG for each item.

**Here's the Steps to follow to ensure a quick and easy approval of your plans...**

- Become familiar with the [ADG](#) and be sure to provide a copy of it to your designer and builder. Remember that **items in bold text are requirements**, while the remainder are strong recommendations by the Committee.
- Consult with the ACC at any time for questions or guidance by sending an email to [riodesionacc@gmail.com](mailto:riodesionacc@gmail.com) One of the ACC committee members will contact you and work to assist you throughout the process.
- We know that at the beginning of your project you may not have made final decisions on a few of the required details and encourage you to submit what you have. Our goal on most plans will be to issue a Conditional Approval with a list of conditions or further details needed at a later time. For New Construction, only the initial \$500 Application Fee will be required for any items approved and completed prior to Occupancy.
- The owner should complete the [New Construction Checklist](#) by filling in the information at the top and bottom of the Checklist and entering the requested information in the Owner Action column. If you are asking for a variance on an item, please indicate the specifics. Feel free to attach another page if you need more room to explain what you're asking for and why you think a variance is warranted.
- Make 2 checks to Rio de Sion HOA, one for the \$500 nonrefundable application fee, and the other for \$3000 for the refundable deposit. Mail them to Preferred Property Management, 47 South 400 East, St George, UT 84770, be sure to indicate your Lot #.
- Drop off the requested items described on Page 20 and 21 of the ADG in the Box in front of the HOA Office Building at 561 E Entrada Drive in Virgin. Please note, we prefer color copies of samples with descriptions rather than physical samples of materials.
- Email [riodesionacc@gmail.com](mailto:riodesionacc@gmail.com) and advise that you have dropped off plans and sent your check. Attach pdf copies of your plans including materials samples to your email.
- Although the CC&Rs allows 60 days for a response, our goal is to have your plans reviewed by our committee within 3 weeks and issue a conditional approval.
- After you have your Conditional Approval-
  - Consult with the ACC if you have questions or need suggestions