

On behalf of the Village at High Ridge community, I am submitting our proposed agenda to present to city council along with a supporting letter that I believe covers all the information you requested.

Agenda Items:

1. Introduction
2. Reasons for dissolving the Village at High Ridge HOA
3. Presentation of the city engineer's report and findings
4. Discussion of strategies to minimize costs to the city upon takeover

Attached Letter:

We have included a formal letter outlining, in detail, our reasons for requesting that the City of South Jordan assume ownership and maintenance of our neighborhood's water retention area, the park strips along 3600 West, and to allow the formal dissolution of the Village at High Ridge HOA.

Lastly, if at all possible, we request to be placed on the agenda for the October 21st city council meeting.

Thank you for your assistance, and please let me know if any further information is required prior to the meeting.

John Friesen

Board member of the Village at High Ridge HOA

On behalf of the Village at High Ridge community, we respectfully submit this request for the City of South Jordan to assume ownership and maintenance of our neighborhood's water retention area, the park strips along 3600 West, and to allow the formal dissolution of the Village at High Ridge HOA.

Our neighborhood is small, consisting of just 37 homes. Since its inception, the HOA has struggled to fulfill the purpose for which it was created. Despite the best efforts of homeowners who have served on the board, the HOA has not been able to provide meaningful value to the community. Below, we outline the primary reasons why city ownership is the most logical and beneficial solution:

1. The HOA Was Never Properly Established

The initial HOA management company chosen by the builder was ineffective. During the construction and sales process, the builder promised amenities—such as a playground—that were later determined not to be feasible.

From the beginning, this created distrust and dissatisfaction among homeowners, and the community has never recovered from that poor foundation, even after changing HOA managers.

2. Lack of Participation and Governance Challenges

The HOA has created more stress and division among neighbors than unity. There is an overwhelming lack of support or willingness to assist with its operation.

In 2020/2021, we changed property management companies in hopes of improving engagement and creating a more effective plan for the neighborhood. Unfortunately, even with this change, we continue to struggle with homeowner participation and involvement.

Our bylaws require five board members, yet for years we have averaged only three. Despite repeated calls for volunteers, no homeowners are willing to serve.

Of 37 homes, 14 are rentals, leaving 23 families to rotate board positions. Of those homeowners, roughly half attend HOA meetings but decline to serve themselves. This leaves the remaining three board members with no reprieve.

Homeowners are increasingly dissatisfied with the HOA and the monthly fee of \$50, which goes almost entirely to watering and mowing the water retention area and park strips.

3. The Green Space Is a Shared Community Asset — Not Solely an HOA Asset

The green space and retention area are not used exclusively by Village at High Ridge residents.

Multiple homes on Loma Linda Lane have direct gate access. The fence is on their property, meaning any locks would be placed on private property.

Recently, we discovered that our water retention area is listed on Google Maps as “Diamond Park.” This has led to increased foot traffic from teenagers, families, and pets.

Paradigm High School students also use the space, often jumping fences to enter. This creates safety concerns if a child were injured or the fence were damaged. Trash from lunches is also commonly found, and while the school has attempted to mitigate this, results have been minimal.

As such, a small group of 37 homeowners is carrying the full financial burden of maintaining a space that is effectively open to the public. This is neither equitable nor sustainable.

4. Limited Amenities and Lack of Value

The water retention space currently includes two benches and a small permanent awning with no seating. Attempts to add enhancements (such as a playground) have been denied or met with insurmountable roadblocks. Homeowners are not interested in assuming additional liability.

In reality, the HOA functions solely to water grass and cover legal liability—not to provide meaningful value or improve the community.

Conclusion

For these reasons, we believe the dissolution of the Village at High Ridge HOA and the transfer of responsibility for the green space and park strips to the City of South Jordan is the most practical and fair solution. This transition will relieve homeowners of an unsustainable burden while ensuring that a shared community space is maintained appropriately for the benefit of all.

John Friesen

Board member of the Village at High Ridge HOA