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November 11, 2025

### 3 Main Responsibilities:

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1. HOA Registry

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2. Advisory Opinions

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3. Education &  
Resources

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# Registry



# Registry Requirements

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- Everyone must register
- Annual renewal required
- \$90 registration/renewal fee
- 90 days to update (No charge for regular update)
- No registration → no liens

# New Registry for All HOA's



| ASSOCIATION NAME                                           | CITY, COUNTY                   |
|------------------------------------------------------------|--------------------------------|
| Daybreak Carriage Home Condominiums Owners Association Inc | South Jordan, Salt Lake County |
| Daybreak Community Association Inc.                        | South Jordan, Salt Lake County |
| Daybreak Creekside Townhome Association INC                | South Jordan, Salt Lake County |
| Daybreak Highland Park Village Townhome Association INC    | South Jordan, Salt Lake County |
| Daybreak Lake Village Condominium Owners Association Inc   | South Jordan, Salt Lake County |
| Daybreak Lake Village Townhomes Association INC            | South Jordan, Salt Lake County |
| Daybreak South Station Townhome Owners Association Inc.    | South Jordan, Salt Lake County |
| Daybreak Village Association Inc                           | South Jordan, Salt Lake County |



## Daybreak Creekside Townhome Association INC

[« Back to Results](#)

Registration #: 14246816-HOA1  
Registration Type: HOA Registration  
Status: **Active**  
Expires: 09/30/2026  
**NOTE:** This HOA is subject to a Master HOA.

**Location:**  
South Jordan, Salt Lake County

**Contact Info:**  
11248 S Kee Rd Ste 201  
South Jordan, UT 84009

### HOA President

Cathy Escareno  
(801) 254-8062  
fpettley@ccmcnet.com  
11248 S Kestrel Rise Road Suit 201  
South Jordan, UT 84009

### HOA Community Manager

Frankie Pettley  
(801) 254-8062  
fpettley@ccmcnet.com  
11248 S Kestrel Rise Road Suit 201  
South Jordan, UT 84009

### Payoff Contact

Dana Gonzalez  
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resaledisclosureteam@ccmcnet.com  
8360 E Via De Ventura STE L100  
Scottsdale, AZ 85258

### Board Members

Alayne Merritt  
(801) 254-8062  
11248 S Kestrel Rise Road Suite 201  
South Jordan, UT 84009

Kalend Gardner  
(801) 254-8062  
11248 Kestrel Rise Road Suite 201  
South Jordan, UT 84009

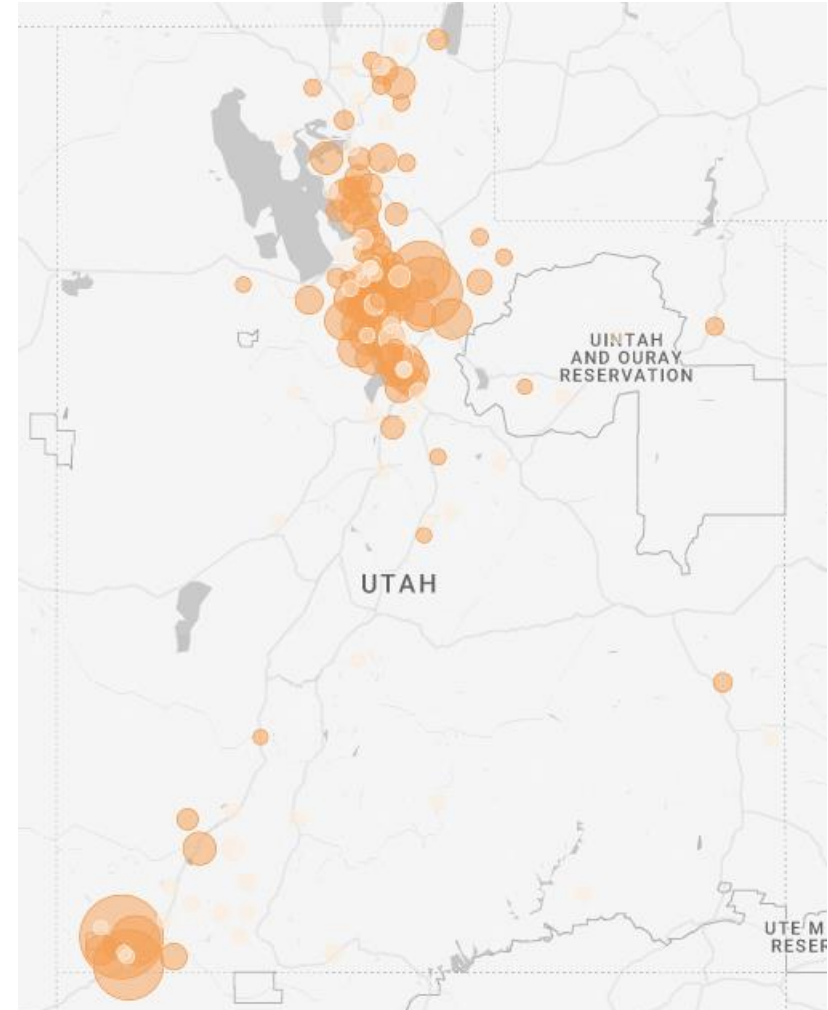
Stephanie LaCount  
(801) 254-8062  
11248 Kestrel Rise Road Suite 201  
South Jordan, UT 84009

Amy Merrill  
(801) 254-8062  
11248 Kestrel Rise Road Suite 201  
South Jordan, UT 84009

# Registry Data

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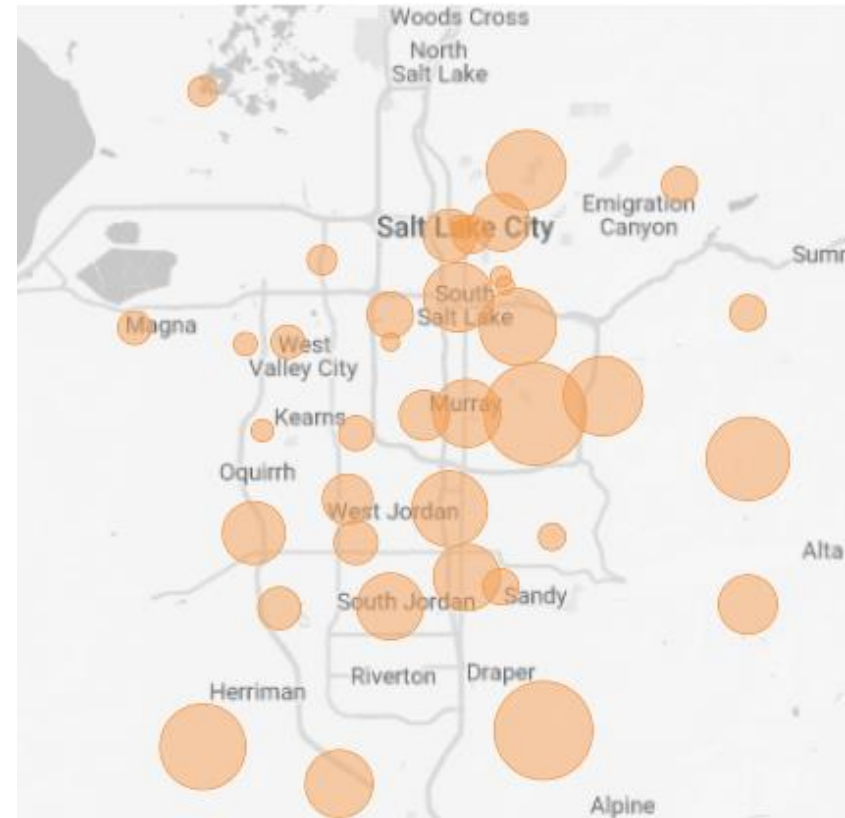
- Total Registrations: 3,490
  - Total Master HOA's: 378
  - Total Sub-Associations: 3,112
- Top 5 Cities:
  - Salt Lake City
  - Saint George
  - Park City
  - Provo
  - Washington
  - Orem
  - Sandy



# Sandy Deep-Dive

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- Total Registrations: 104
  - Master HOA's: 16
  - Sub-Associations: 88
- Type of Association:
  - Condo: 52
  - Non-Condo: 52
- Opinion Requests: 1

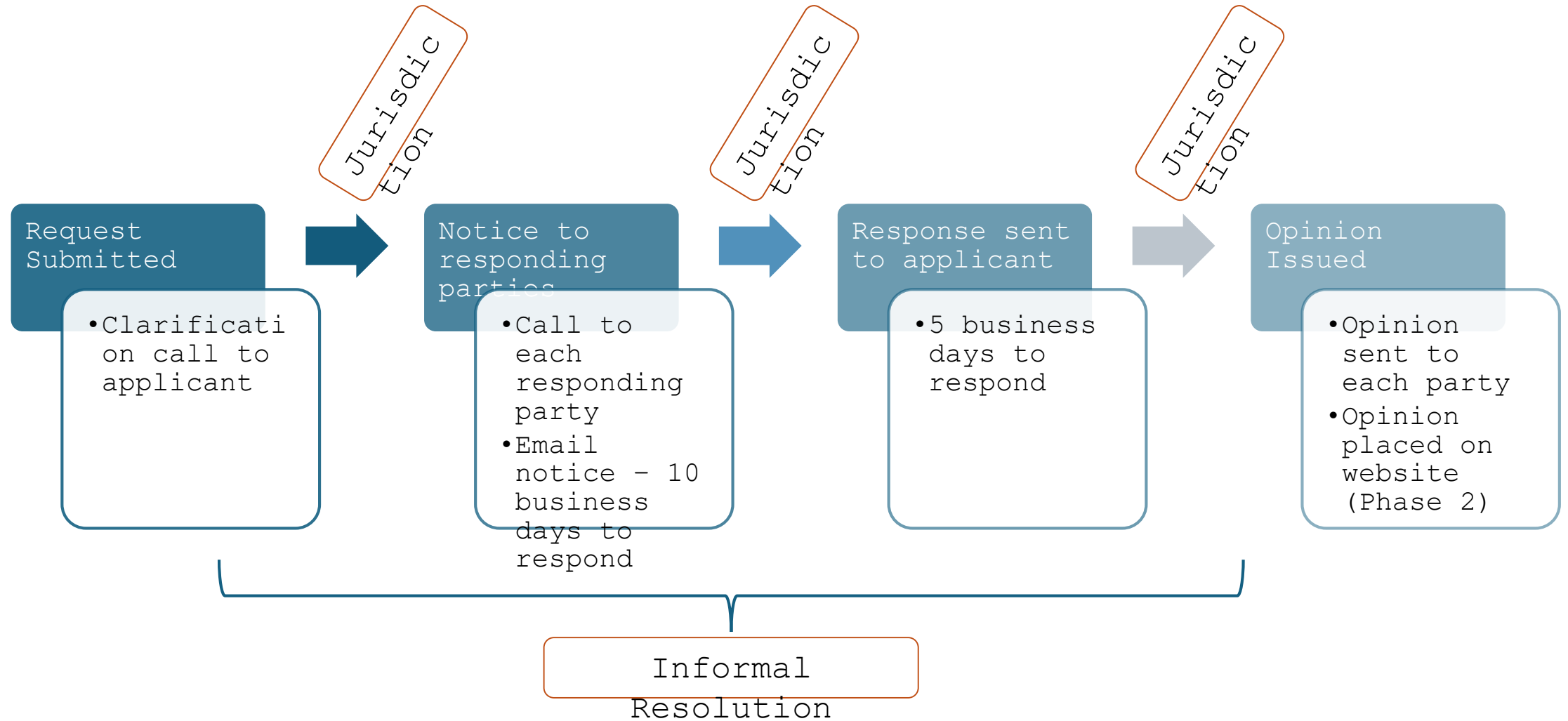




# Advisory Opinions

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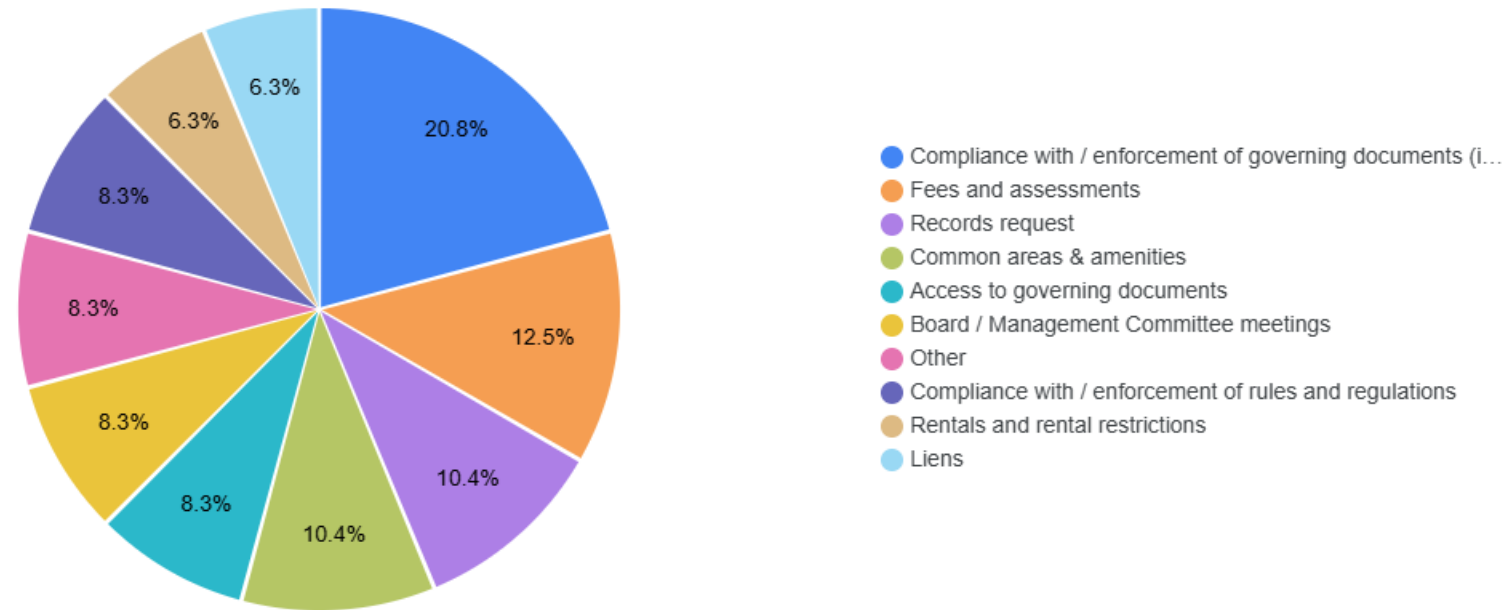
# Opinion Process



# Most Common Issues

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Top 10 topic of Issue by Count



# Education and Training

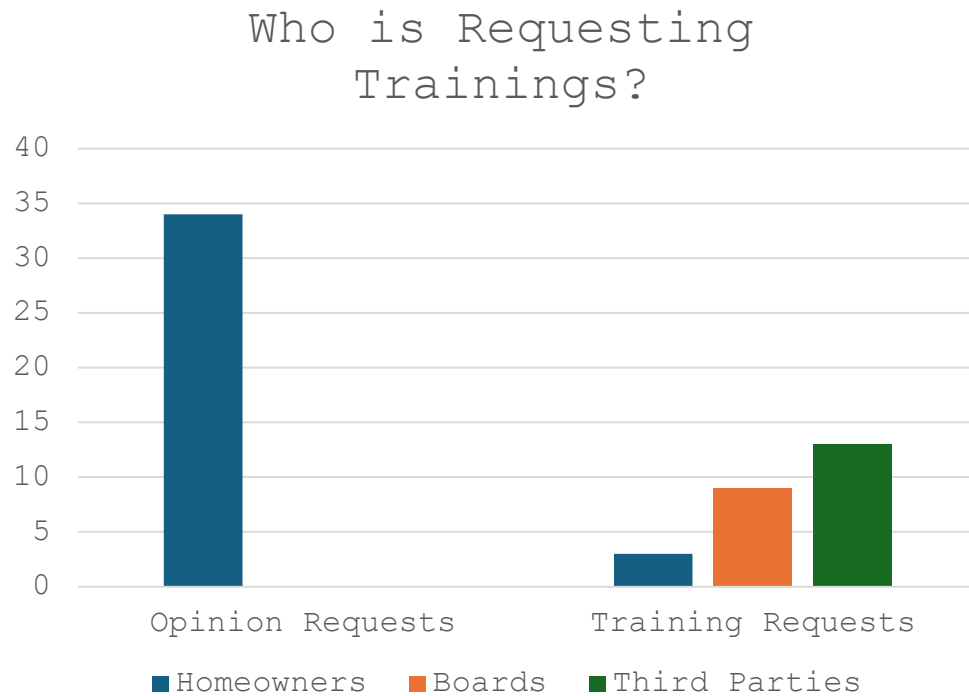
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# Resources in Development

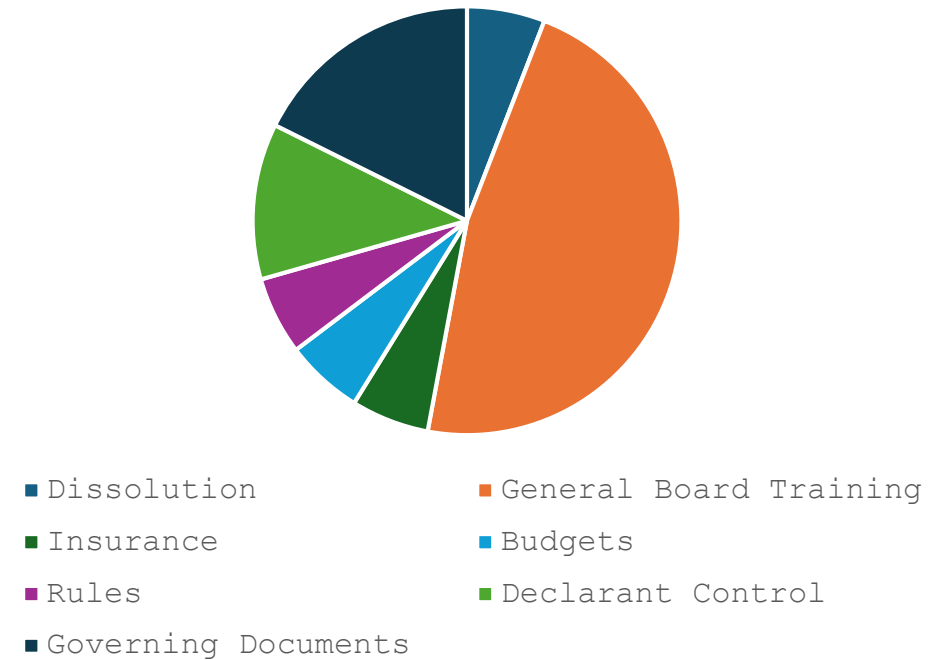
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- Things we're thinking about
  - Know before you buy
  - Rights and responsibilities
  - How to create or dissolve an HOA
  - Brief overview of state law
  - Etc.

# Training Data



Training Topics



# Big Picture

"Remember, everything is right until it's wrong. You'll know when it's wrong."

- Ernest Hemingway, *The Garden of Eden*

# Office Contact Info

- Erin Rider, Director
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  - Email: [erider@utah.gov](mailto:erider@utah.gov)
- Office Info:
  - Hours: 8 am - 5 pm
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