

Aspen Hills

Newsletter

Spring 2011

Presidents Message

The snow is still deep on the mountain, but the lower areas are melting fast. Summer will come! The annual meeting for Aspen Hill owners will be in a new location. We will be meeting in the Fairview Dance Hall on June 11, 2011. This newly renovated building is very comfortable inside with modern features. More information is included in this newsletter. We will set up and take down chairs and tables, so please help clean up after the meeting. The cost to rent this facility is about half that of the high school. We are told that ATV's are OK in Fairview on all streets except highway 89, as long as they are registered and all other laws are obeyed. ATV's may be ridden from Aspen Hills to Fairview along the Mountainville Highway.

Funds are limited for roadwork this year, but some roads will be improved. All the gates should be working properly with some new procedures in place. More details on this later. Some additional security procedures will be in place. Details will be given when certain plans are completed. Plans are in place to provide additional water supplies. This will be a work project and some of you will have the opportunity to assist. New street signs will be installed as part of the Community Pride Day on June 25th. A lot of help will be needed to install the many new posts and street signs.

The Board of Trustees will have two vacant positions at the annual meeting. If you are interested in serving on the board, let me know by email or a call so we can place your name on the ballot. Kirk Peery and Harold Weir will not be seeking reelection. The use of property in Aspen Hills has greatly increased, while the income from dues has stayed the same. To maintain the roads and other services such as water, security, etc. we are planning on a dues increase next year. We will know more about the budget needed for next year after this season.

See you at the annual meeting! There will be drawings for attendance and for proxy submission and don't forget. (doughnuts and sodas)

Kent Player

Special Notice

We will be looking at making the newsletter available as an online version with a limited mailing only to those who request a printed copy. This will save on costs and allow a much quicker delivery to those who receive the online version, as always the newsletter will be available on the website. Please send an email to Cecil Harrison at the AHOA website if you would like to receive your newsletters by email. Thanks

Office News

With many new owners a review may be helpful. There are 1220 lots in the Aspen Hills subdivision. As of 2011 there are 709 owners, indicating there are many owners who own multiple lots. It is really appreciated when you buy or sell a lot or move to a different address if you let the office know of these changes. As of 4/24/11 537 owners are current on their dues. Some have even paid their 2012 dues in advance. Our invoicing policies state that if an owner does not pay their dues in the year due, the next years invoice is turned over to the association's attorney for mailing and the attorney includes a \$75 demand letter to the amount owing. We tried something different this year. One month before the invoicing date of March 1st a letter was sent to delinquent owners with the offer that if they would pay their delinquent dues 10 days prior to March 1st they would avoid the \$75 fee. This year there were 20 owners delinquent on their 2010 dues and 9 who took advantage of the offer. If an owner is delinquent for 2 years the third year invoice is turned over to the attorney to pursue collection through a sheriff sale. This year 9 owners were in this category and the attorney has started the legal work for collection. We hope that owners will get into the habit of paying their dues early in the year as it saves the association money in time spent, paper, envelopes and postage, it also greatly helps with the budgeting process.

With this newsletter, you will see that the annual meeting is in a different location. We think you will be pleased with the change. There is even a playground and covered pavilion in back so bring your lunch and enjoy. We encourage you to attend the meeting and look forward to seeing you there. Another change has taken place recently that you may be aware of. There are areas within Aspen Hills that were owned by outside entities. 23 lots owned by Canyon Estates II, 52 lots owned by High Tower, the roads, airstrip, recreation and common areas. In legal action taken recently all of these properties were transferred to Hilltop Ventures LLC. You will be hearing this new name frequently. We hope to have more information for you soon.

Ray & Bonnie Winn

Environmental Committee

Wow, what a winter we had this year. It's the most snow I remember. I am excited that spring is here. It's time again to put the snowmobiles away and get the ATV's ready. This year the Environmental Committee is continuing its efforts in cleaning up Aspen Hills. Thanks to all of you who helped in cleaning up some of the unsightly lots in the subdivision. Aspen Hills is a place to get away and enjoy nature and unsightly lots negatively impact this experience. As a friendly reminder, according to the Protective Covenants, dated 06/21/2008, which all Aspen Hills lot owners should have, Article IV, Section 15, clean up of property states;

"The association shall have the right to enter upon the land of another and clean, repair or remove material or property to the satisfaction of the Environmental Control Committee provided the owner is notified in writing thirty days prior thereto. The owner may be charged for any and all necessary expense incurred in cleaning, repairing or removing said material, garbage or trash."

I strongly urge everyone to take advantage of the resources at the Aspen Hills website. I suggest you cut this out and keep it near your computer. Ignoring any of these county Ordinances or trying to shortcut any of the requirements outlined in these documents can create a lot of unnecessary grief, as well as a waste of time and money, for you and the association.

Aspen Hill's website: www.ahoa.org when you click on the environmental link you will find these links:

Environmental Issues Message Board – here information can be shared
County Ordinance Regarding a Dry Subdivision – a must read to exactly what you can and cannot do in a dry subdivision according to the county ordinance.
Driveways – what you need to know when putting a driveway onto your lot.
Health Department Letter – what you need to know regarding waste water management.
Lot Environment Check List – you need to fill this out and submit it before doing any work on your lot.
Scott Elder's Contact Info: Email; scotte@ahoa.org / Phone 801-358-0010

Scott Elder

Security

Security has come a long way. Our North gate that we installed several years ago required a lot of negotiation. The gate is not on Aspen Hill's property. We spent a lot of time working with the private owners that have a right of way, and ultimately were able to install our electronic gate the only secure place on the north side of our property. We have also negotiated with private owners to install another electronic gate on the south side. We shared the cost and were able to install this gate where power was available well before our property begins. We have been able to install four manual gates at all of our full size entrances. This eliminates the opportunity for unauthorized full sized vehicles to enter. Now we can start our focus on the smaller breaches that four wheelers are entering.

Constant maintenance is required and ongoing glitches are being worked out. Our computer went down and we had only a partial backup. Unfortunately this was right at the deer hunt last year. Someone shot out the card reader at the south entrance. Manual gates are being left open and people are finding ways to drive around them. We can't block off some of the breaches without affecting other people's property. Huge progress is being made. We are now backing up all of our data. We are servicing our gates more often, and we are working on better surveillance. We are getting pricing on how we can block wide spots and pathways into our property. We have dropped boulders into some breaches and are currently looking into barricades and cable alternatives.

Some other problems that we are working on people running loud compressors at night and ATV's speeding and driving around late at night. The people I have investigated have been owners. Please be respectful, everywhere you go you are passing someone else's property. Please report any suspicious activities or problems and I will investigate.

We have added a new wave of security. We will have a marked vehicle driving the subdivision making sure that all the gates are working properly. He will also be observing different routes to make sure our property is safe. This vehicle will be easy to spot as it will have a sign saying that it is Aspen Hill's security. Please take a minute to flag him down and let him know you appreciate him. He will be logging any input you may have, and will use this in our meetings. Your input is welcome. Please note my phone number has changed.

Dave Rose

Mon-Thu 6am to 4pm (801) 576-7743
Evenings and weekends (801) 875-1043

Fire Committee

Spring has come again to the mountain. Along with the family adventures and fun there are some risks. Risks are something we do every day like texting and driving or not wearing a seat belt. In Aspen Hills we live with the risk of fire and we all know one will come. All property owners realize a fire could burn everything on the mountain. Vegetation would be lost for several years and cabins would end up in smoke or be severely damaged. Knowing this we like to think everyone is as safe with fire as we are. That is not the case! We all need to work together to keep fire from devastating our mountain. With the rules that are in force we feel reasonable safe, but when someone breaks those rules, they put everyone at risk. A campfire is part of the fun we have with friends and family. Make sure your fire has a ring with at least 15 feet clearance around it free of burnable material. Have a way to put out any sparks or ambers, whether it is a shovel, water, fire extinguisher or all three. Never have an unattended fire. Keep the fire small. Do not burn anything that makes a lot of smoke. Keep it safe, small, smokeless and make sure it is dead out. If we can do this we can continue to have recreation fires but if we don't we could have some campfire restrictions. Remember there are to be no fireworks in the Utah Mountains and that includes private property like Aspen Hills.

To give you an idea of what we are up against, one morning I was told that someone had an extra large campfire the night before. I went to the lot and found no one there. A four foot diameter fire with no ring around it, the fire was still hot, about six feet from a camp trailer. The trailer door was so close you could step into the fire pit. There were gas cans under the trailer. They could have been cooked in their own trailer with no way of escape except through the fire. Another case instead of taking their trash home they left it in the fire pit after disposing of the used charcoal briquettes in the same fire pit, hours later the wind had the burning trash blowing around, if the grass had been dry we would see a different view today. The carefree property owners would still think someone else burned down Aspen Hills.

Keep fire safety in mind at all times. Make sure visitors' know how to get out of the subdivision. If it is your property, you are responsible for any fires started on it, teach your kids to be fire safe.

Thanks for all your help, Danny Nelson

Roads

There was a lot of road work done last year. The south entrance road was sanded going up Lake Fork to the Key gate and up North Fork about ½ mile. Silver Fork was graveled halfway up, the main loop from the north gate up to Lodge Drive over to the water tap and down North Fork was graded. New culverts were installed and bar ditches were cut on some roads and additional road base was laid down in areas that needed it. Most of the roads in Aspen Hills are now graveled so the biggest job will be maintaining the roads. This year we will be doing repair work on areas that are traveled a lot. Please if you see someone damaging the roads let someone know about it. There is a tractor on North Fork which has been there for two years, and there is a big junky trailer on Shadow that was parked there all last summer. The roads need to stay clear at all times in case of emergency. Please let's not make Aspen Hills a junkyard.

Dave Johnson

William Burk has the following lots for sale: #58, #69, #859, and #939
Contact him at busiburk@gmail.com if you are interested.

2011 ANNUAL AHOA MEETING - IN FAIRVIEW



Come join us at the beautiful newly renovated Fairview Peterson Dance Hall for our Annual AHOA Meeting !

DATE: Saturday, June 11th

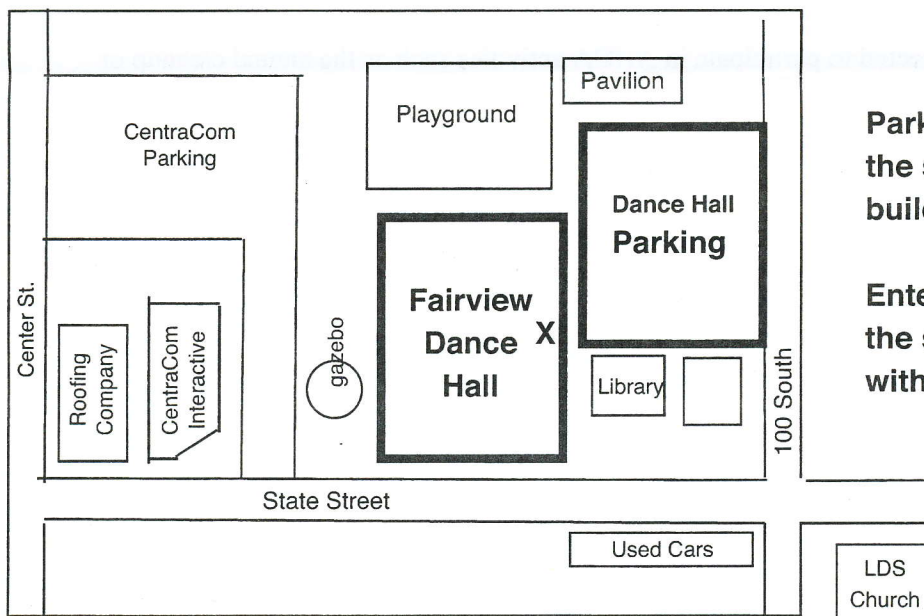
**PLACE: Fairview Dance Hall
65 South State St., Fairview, UT**

**Break-out/ Q&A sessions will follow
main meeting**

REGISTRATION: 10:00 a.m.

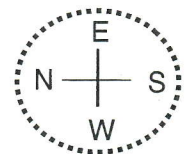
**Plan to come early to enjoy refreshments
and see the beautiful renovated building!**

MEETING BEGINS: 11:00 a.m.



**Park in the lot on
the south side of
building.**

**Enter the door on
the south (marked
with "x").**



AHOA Board of Trustees Eligibility and Duties

Eligibility

In order for a person to be nominated for a position on the AHOA Board of Trustees, he or she must be a property owner in the Aspen Hills Subdivision as listed in the Records Office in Sanpete County.

He or she must be in good standing with the Association, meaning all dues are paid and no other issues are in question such as not having building permits etc.

The most important qualification is a desire to serve the Association with no recompense, except some happy and some unhappy AHOA property owners.

Duties

The AHOA Board of Trustees meets at least four times a year, usually at the home of the Board President or other mutually agreed upon place.

Trustees are expected to attend all the meetings and may be removed from office if not attending meetings.

Trustees are expected to attend the annual meeting and report on their assigned duties.

Trustees are expected to write a paragraph for the spring and fall newsletters.

Trustees are expected to support the decisions made by the Board even if they do not agree with the vote.

Assignments will be given with the board member having some latitude as to how to carry out the assignment.

They are also expected to participate in AHOA activities such as the annual cleanup or community pride day.

Aspen Hills Owners Association Ballot

**Running for Election or Re-election
A three year term**

Vote for 3 only: Three Year Term

_____ Dave Rose (incumbent)

_____ Other _____

_____ Other _____

This proxy is valid for voting purposes for the 2011 Annual Meeting only. This proxy may be mailed to AHOA for processing prior to the meeting or you may bring it to the meeting.

Mail Proxy at least 30 days prior to the meeting to: Judy Player
763 W. 11560 S.
Draper, Utah 84020-9474

Voting Rights

Voting rights are spelled out in the AHOA formal documents, especially in the Bylaws, Article IV, sections 1,2,3. Also in Articles of Incorporation, Article IV, voting rights are contingent on being current on all dues pertaining to each individual lot. Article VI, section 1&2 of the Protective Covenants and Article XI of the Bylaws section 2 reads in part as follows:
"Suspension of voting rights, the voting right for each lot owned shall be contingent to the payment in full of the assessments levied by the Association against each lot as provided in Article XI of these Bylaws"

NOTE: Please send in both the Proxy and Ballot Forms

New Road Signs

The AHOA has purchased new road signs which will be installed within the subdivision this year. The signs are 8 inches by 30 inches, and have reflective lettering. The size and lettering of the new signs will be very helpful, especially when traveling on the mountain at night. They give our subdivision an established presence and a distinctive look. AHOA will install the new signs at all intersections on the mountain, including those intersections that currently have signs that are unreadable, broken or missing. Stop signs will be installed at the intersection where Aspen Hills Drive becomes Lodge Drive and intersects with Lake Fork Road. The installation will be completed in two phases.

Phase 1: In late May and early June, the anchor posts will be set in place. Dave Rose has agreed to use his Bobcat and post driving attachment to install the anchor posts in the ground. This will be done while the soil is still soft.

Phase 2: At the annual meeting in June volunteers will be organized to assist in mounting the new signs onto the sign posts and attaching the sign posts to the anchor posts. The installation of the new signs will take place during our annual community pride day which is scheduled for Saturday, June 25, 2011. We invite everyone to participate and help transform the look of the mountain with the new road signs. Many hands make light work.

Thistle Control

Thanks to the Forest Service, our yearly problem with thistles was greatly reduced last year. Efforts are being made to help reduce the thistles again this year. Spraying will take place twice during the summer, the first time in mid June and the second in mid July, hopefully by the end of the year the thistles will be eradicated for several years to come.

It has been my great pleasure to serve on the board this past year. I feel that much has been accomplished, due, in large part to the painstaking efforts of those board members who serve so diligently. Like any building process, the greatest effort always takes place in preparing and building the foundation. It is exciting to see the Aspen Hills subdivision blossom as so many who love the mountain have envisioned through the years. All who have ownership of property on the mountain have a responsibility to preserve and maintain what has been accomplished thus far, and support future efforts to improve and enhance the Aspen Hills subdivision.

Kirk Peery

Community Pride Day

Community pride day will be June 25th. We will meet at the tennis courts at 9 am Saturday morning. This year's project will be to install the new road signs. Kirk Peery has done a lot of work getting quotes and picking out the signs. The signs will be installed in a sleeve that is power driven into the ground. This part will be finished before community pride day. Mounting the signs to the post and attaching the post to the anchor sleeves can be done with hand tools and is not difficult but does take time. Anyone and everyone who wants to can help. You can pick what signs and locations you would like to install. Let Danny Nelson know which signs you would like to help with. dannyn@ahoa.org

Appreciation

The Board of Trustees expresses appreciation to Harold Weir and Kirk Peery for their good work in support of Aspen Hills as they have served on the AHOA Board.

Aspen Hills
Owners Association
1407 Greenfield Avenue
Salt Lake City, Utah
84121-2404

ADDRESS SERVICE REQUESTED