

[www.ahoa.org](http://www.ahoa.org)

## Presidents Message

By Kent Player

### PRESIDENT'S MESSAGE

The beautiful Indian summer days we have enjoyed the last weeks have given us time for a few visits to Aspen Hills before the rain and snow close the roads for another season. The heavy rains of last month did a lot of damage to our roads. Most of the washouts will be repaired before winter. Please don't drive on the soft roads following a heavy rain. Driving on the roads when they are soft makes ruts and washes out all the effort to repair the previous damage. Of course more extensive road repair work will be done next summer.

A few Aspen Hills property owners have not paid the Association dues. Our dues are very low compared to other mountain subdivisions and we are very careful how the dues money is spent. The Board of Trustees will take legal action to collect the dues. If the dues are not paid, the property will be lost through foreclosure. Once legal action is begun, the costs to regain title to the property go up fast because the legal fees will be added to the unpaid dues, interest and penalties. Lien notices will be sent out this spring. If you are not sure on your dues status, please call or text Charmay Hill at 801 836-1967.

I greatly appreciate the time and effort by our Board of Trustees to make Aspen Hills a pleasant place to spend time!!

Kent Player

## Gate Signs, Newsletter, etc

By Darren Falslev

I would like to start by thanking everyone in Aspen Hills for a great year. One of the greatest assets to owning a lot in Aspen Hills is getting to know other people on the mountain. I am grateful for the opportunity to get to know many of the residents.

For many of us our time in Aspen Hills is filled with family, great friends and many treasured memories. As we see more people beginning to enjoy getting out on the mountain we are also seeing an increase in traffic on the roadways. Unfortunately the increased traffic is also leading to an increase in the danger associated with riding on the roadways. This past season I witnessed several near misses. One potentially serious accident was avoided because I have gotten in the habit of stopping at all intersections. As I came to a stop, a young rider went through the intersection at a high rate of speed without slowing. Let's all work together to keep the roads safe and avoid the potential tragedies. Sanpete County has an ATV speed ordinance limiting speeds to 15 MPH. Signs will be placed on all gates next spring reminding everyone of the need to slow down. The roads in Aspen Hills are not designed for high speeds. Excessive speed and noise also interferes with and drives out the wildlife many of us have come to enjoy.

Starting in 2015 we are going to change the way we are doing the bi-annual newsletter. The Spring newsletter will continued to be sent out by mail so that everyone can receive the information on the annual meeting, the photo contest and your voting information. Starting next Fall, the newsletter will be sent out by e-mail and it will be placed on the website. The e-mail addresses are taken off the information provided to Charmay when you pay your dues. Please make sure you have your information up to date. With the rising printing costs this will save the association over \$1,000.00 a year. If you do not have access to the website or e-mail send a letter to the association if you still want to receive a hard copy in the mail.

As a reminder, we implemented a new policy regulating entrance gate signs last year. If you are interested in keeping your current sign or placing a new one please contact me. Permission to place a sign must be renewed yearly.

If you are interested in having something placed in the newsletter let me know.

I appreciate your support and trust while I serve on the board. I believe we are here to serve the other owners within AHOA and I would be interested in hearing from you. [utharley@gmail.com](mailto:utharley@gmail.com).

If you would like to receive this newsletter by e-mail please send an e-mail to [aspenhillsnewsletter@gmail.com](mailto:aspenhillsnewsletter@gmail.com) or update your information with Charmay

## Fire Newsletter 2014

By Danny Nelson

Winter gives us the time to plan for next year's improvements. A lot of new people have bought property in Aspen Hills in the last year. The Board of Trustees hears a lot of complaints from people because they haven't done their homework. People buy lots that are too steep to install a septic system or are too close to a water source like a stream or well. There is nothing we can do to help someone out of a situation like this. The best we can do is informing you of some of the common misunderstandings that occur.

To keep a trailer in Sanpete County for over 14 days you are required to have a septic system and water storage for fire control. Aspen Hills is in a *Wildland Urban Interface* which has guidelines that need to be followed. The size of the water tank changes for each lot depending on improvements on that lot. Drive way size changes with the length of the driveway. Fire fuel reduction around your property depends on the slope and the fuel type. Of the fuel types aspen is the best and oak brush and pines are on the scary side. So a lot with Quaking aspen could have a defensible space around a structure of 30 feet and one in pines or oak brush 200 feet or more. If your lot is only 100 feet wide in pines you couldn't get the defensible space needed for improvements. The subdivision was not designed with this in mind as the need to protect property from wildfires wasn't an issue at that time. That is one reason why so many cabins are on more than one lot. Another is the access to the lot is usually not as steep with the use of multiple lots.

Most roads in Aspen Hills have an easement of 50 feet, some 60 feet. So your lot doesn't start at the edge of the road. Most lot markers along the road are just in line with the hub that marks the lot corners. The roads were made to fit in the 50 foot easement. If you install a water holding tank next to the road you have most likely installed it in the roadway. If you want an idea of where to look for your corner hub measure 25 feet from the center of the road, I have seen them in the road to over 100 feet from the road. Have your property surveyed if you are unsure. All improvements need to be on your property and you need to allow for fire protection. Propane tanks need 30 feet around it so it needs to be 15 feet from the property line to achieve the fire protection needed. With more people and ever increasing fire awareness our roads well need to be widened and many water tanks will be in the path. Water tanks for fire protection and water tanks for cabin use are not the same. Property owners get a tank size in gallons from the county for fire suppression. That tank size is what they think you would need to fight a fire at your lot, so what you use in your trailer or cabin should be above that tank size, they expect you to have that many gallons on hand for fire suppression. Your culinary water can be whatever you need but keep the fire water separate.

Chances are high someone in Aspen Hills will start the mountain on fire before Mother Nature has a chance. Fire pits, Pizza ovens, BBQ and Dutch oven cooking all go with the outdoors and a good time on the Mountain. Many people have spent a lot of time to have a safe place for these activities. I am impressed to see how nice some of the outdoor cook areas are. These are the first people to start worrying about the fire danger when summer comes. Between the 4<sup>th</sup> of July and Labor Day holidays we have had signs up stating- *NO FIRES*- this will become standard for the years to come. Fires this time of year when the temperature is near 100° are nothing but trouble. I have seen many fire pits without the 30 foot circle for fire protection. When you can have a fire, keep it small, smokeless, and safe. Make sure it is dead out and never leave it unattended.

Aspen Hills has its wildlife and it's Wild Life. If you are one that likes the wildlife we have it all from rattle snakes to moose, bear to mountain lion, badger to fox and a lot between. They like our mountain also, so to enjoy each other's company keep food away from bears and give the other creatures their space. Don't kill critters that are fun to watch and are food for larger animals. If you like the Wild Life don't make so much noise that everyone on the mountain can hear you and don't drive if you shouldn't be driving.

Thanks for your Help, See you in the spring  
Danny Nelson

## Environmental Committee

By Troy Westover [Email:troyw@ahoa.org](mailto:troyw@ahoa.org)

Well it's that time a year again when the summer comes to an end and the long winter will set in on us. I would like to thank everyone that helped with the cleanup this year.

One issue I would like to bring up is gates to your property. If you string a rope, cable or chain across your driveway please hang some bright flags, rags or put a sign on it to make it visible. It is very dangerous when someone at night or new to our subdivision might think your driveway is a road and can be seriously injured not seeing the gate. This is also a danger to snowmobile riders in the winter.

Remember before you start excavation work on your lot, for a driveway, septic tank, etc. you must first create and submit a site plan and proper documentation to receive permission. Everything you need to know is on the Aspen Hills website under AHOA Board and then under Environmental.

Ignoring any of the Aspen Hills requirements and County Ordinances, or trying to short cut 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 for Aspen Hills.



## Security

*By Joel Williamson*

This summer has mostly been peaceful and uneventful on the mountain. We have had a couple of reports that fortunately have not been serious and easily resolved. I appreciate everyone who has sent me reports of things to check on.

Repairs have been made to the North Fork Gate. People have been hanging on the gate and have damaged the turnbuckle.

Several cameras have been replaced that were damaged or worn out.

One lock was replaced that was damaged and not working well any longer. We now have extra locks so if this occurs in the future we can get it repaired and the gate secured much quicker.

I have asked several people who are frequently up on the mountain to help me patrol and keep tabs on activities. There has been an increased amount of traffic on the roads. Please slow down and watch out for each other. Let's not meet our neighbors by accident.

If you are having a contractor do work for you please meet with them and ensure our gates stay secure. I have noticed several times, gates have been left open for contractors to go in and out. WE need to all help out to make sure our gates are not left open and unattended, ever. This exposes all of us.

## Worker's Compensation, etc

*By Keith Bawden*

Another summer has drawn to a close and with it colder temperatures and eventual snow. This season has come and gone so quickly. Like many of you, my family has pulled our trailers home for the winter. My wife and I spent the weekend and brought our trailer home on October 6. It was a beautiful day with clear blue skies and the temperature was in the low sixties. We had sad feelings like those you have when leaving a good friend. But with those feelings, we also have thoughts of next year when we will return again and spend time on the mountain with family and friends. See you next year.

Keith

## Website & Photo Contest

*By Debbie McCoy*

Fall colors are back up on the website and it will not be long now before the winter pages goes up and the weather page is back up.

The photo contest is also in full swing and in addition to posting the photos beneath the photo page I will randomly post some of the interesting ones to the main page.

Also there have been a lot of bear and cougar sightings so you may want to visit the (information) Bear and Cougar page.

If you find anything on the website that needs to be updated please leave a post on the page and I will get it done.

Thanks, Debbie

If you would like to receive this newsletter by e-mail please send an e-mail request to;

aspenhillsnewsletter@gmail.com or make sure your information is up to date with Charmay

## AHOA Updates

*By Judy Player*

### AHOA Updates

We had a good turnout at the 2014 Annual Meeting held June 21<sup>st</sup> at the Fairview City Dance Hall. It was a good time to visit and to become acquainted with Aspen Hills neighbors and AHOA Board members. Thanks everyone for your participation!

This year we had five candidates submit their names for AHOA Board positions. Their names and information paragraphs were submitted before the printing of the Spring Newsletter. Having this information in the newsletter was very helpful to inform Aspen Hills owners of those who were running for Board positions and to study their information paragraphs before voting. Candidates were Joel Williamson, Raphael Polumbo, and Scott Lorenson as well as incumbents, Blake Llewellyn and Debbie McCoy. We thank you for your willingness to run for the Board positions! Blake Llewellyn, Debbie McCoy and Joel Williamson were elected and will serve on the board for 3-year terms.

The first AHOA Board Meeting following the Annual Meeting was held on August 18<sup>th</sup>. An election for AHOA President and Vice President was held. Kent Player will continue to serve as AHOA President and Steve Riley will continue to serve as the Vice President. Assignments for Board members were discussed. Joel Williamson is willing to serve as the Security Chairman and all others remain the same.

The 2015 Annual Meeting will be held on Saturday, June 27<sup>th</sup> at the Fairview City Dance Hall. As of this writing there will be two vacancies on the board on the 2015 ballot. If you are interested in submitting your name for the 2015 election, please send your name and a short paragraph to the AHOA Board Secretary, Judy Player by April 10<sup>th</sup> so your name will appear on the 2015 Ballot in the Spring Newsletter. Send your name and short informative paragraph to Judy via email at [judyp@ahoa.org](mailto:judyp@ahoa.org) or mail to: Judy Player, 763 W 11560 S, Draper, UT 84020.

## Water and Keys

*By Blake Llewellyn*

As most of you are aware we changed the locks this last year in Aspen Hills. This had not been done for several years and there were many people who no longer owned lots who still retained their keys and access to Aspen Hills. The subdivision is only as secure if we maintain some control over who has access. This helps limit thefts and vandalism. The keys are tied to your lot. If you sell your lots the keys should go to the new owners. Please be careful not to loan someone your key or leave them in the gate.

Anyone who still needs keys please contact Blake Llewellyn. Keys will also be available at the annual meeting next summer.

## Roads

By Steve Riley

Wow! What an amazing summer! Not sure if it is over or not, but the colors on the mountain are beautiful! If you have not taken the time to drive to AH, you really need to see fall at its best.

We have had an interesting patch of weather this summer that did some major damage to some of the roads. With the help of Blake Llewelyn, and the consistent coaching from Dave Johnson, we have been able to keep the main roads usable, while repairing some of the secondary roads. They are not all perfect, but they never will be because it is a MOUNTAIN! If you do travel up there, you will see that some of the roads are still washed out. Our intent is to repair and maintain the access roads first, then, work on all other roads as we see the need. Rank and file works best so we are going to fine tune the list. Roads that are never, or hardly traveled, will not see repairs before winter. As always, if you have concerns or questions, please feel free to write or call me. My information is under the Board Information.

Steve Riley



**If we would like to place an advertisement in the newsletter please contact me [utharley@gmail.com](mailto:utharley@gmail.com)**

## ADS

**TRACTOR WORK** Grading, Demolition, Roads Cut, Building Pads, Tree Removal.  
Ken (714) 999-0700

## LOTS FOR SALE

The Aspen Hills Board is selling a lot that was acquired due to delinquent fees. The lot is number 1192. It is near Edgewood and Quaking Hollow Road. It is a steep lot. We are asking \$3,500.00. If you are interested e-mail [utharley@gmail.com](mailto:utharley@gmail.com)

## LOTS AND SURVEYING

**We are looking to buy lots in Aspen Hills.**

**Contact Sam Maestas (801) 717-6547**

**We're getting a group of property owners together who would like to have survey work done in Aspen Hills so that we can get a group discount. Anyone interested please contact Sam**



**AHOA Board of Trustees /  
Committee Members**

As of October 14, 2014

\*\*Please note email is the preferred  
method of contact where possible\*\*

Name	Phone	Email	Address
Player, Kent President	801-571-2810	<a href="mailto:kentp@ahoa.org">kentp@ahoa.org</a>	Draper, UT 84020
Bawden, Keith Workers Comp Files	801-652-8477	<a href="mailto:keithb@ahoa.org">keithb@ahoa.org</a>	West Valley City, UT 84119
Riley, Steve Vice President Roads	801-231-1840	<a href="mailto:stever@ahoa.org">stever@ahoa.org</a>	Sandy, UT 84092
Nelson, Danny Fire	801-465-1884	<a href="mailto:dannyn@ahoa.org">dannyn@ahoa.org</a>	Payson, UT 84651
Llewellyn, Blake Water	801-423-1180	<a href="mailto:blakel@ahoa.org">blakel@ahoa.org</a>	Salem, UT 84653
McCoy, Debbie Website	801-694-2974	<a href="mailto:debbiem@ahoa.org">debbiem@ahoa.org</a>	Sandy, UT 84070
Williamson, Joel Security	801-372-5274	<a href="mailto:joelw@ahoa.org">joelw@ahoa.org</a>	American Fork, UT 84003
Westover, Troy Environmental	801-243-3755	<a href="mailto:troyw@ahoa.org">troyw@ahoa.org</a>	Kearns, UT 84118
Falslev, Darren Newsletter / Real Estate, Legal	801-756-9321	<a href="mailto:darrenf@ahoa.org">darrenf@ahoa.org</a>	American Fork, UT 84003
Player, Judy Secretary	801-571-2810 801-718-9534	<a href="mailto:judyp@ahoa.org">judyp@ahoa.org</a>	Draper, UT 84020

**The address for all questions about Dues, Payments and Ownership records – please send to:**

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c/o Charmay Hill  
3462 North 850 West  
Lehi, UT 84043  
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