

www.ahoa.org

AHOA ANNUAL MEETING

Saturday, June 21, 2014

Fairview Peterson Dance Hall
65 South State Street, Fairview, UT

Registration at 10:00 a.m.
Meeting begins at 11:00 a.m.

Plan to come early to visit and enjoy refreshments
Break-out / Q&A sessions following the meeting

**Because of construction south of the building
Park on the north in the CentraCom parking lot and Enter at the North Door.**

NEW GATE KEYS ARE NEEDED

All gate-locks entering Aspen Hills were changed in
January 2014 and new gate keys are needed.

The special-cut keys can be purchased for \$25.00 each.

Contact Blake Llewellyn
801-423-1180

Keys will be available for purchase at the annual meeting.

Presidents Message

By Kent Player

The snow is melting quickly. The lower roads are clear, but may be muddy and rutted. The late season heavy snow has slowed access in Aspen Hills, but it melts fast with the warm sun. Many people are waiting for the snow to melt to begin or complete development on their property. Remember to notify the Environmental Committee (Troy Westover) of any changes of driveways or structures.

Now is the time to order new keys. All the gates have new locks this season. Call Blake Llewellyn if you need to order keys. New keys will also be available at the Annual Meeting on June 21 at the Fairview Dance Hall.

The Clean Up Day will be the Saturday before the Annual Meeting on June 14. We are planning on an all out fight with the thistles this year. If we have the Clean Up day after the Annual Meeting, then the thistles are so large they are more difficult to kill. We will have a pot luck lunch at 12:30 at the Player property, lot 1217, following the mornings work.

We are looking forward to a relaxing time on the mountain this summer. It is a good time to visit with friends and meet new people.

Gate Signs, Newsletter, etc

By Darren Falslev

If you would like to receive this newsletter by e-mail please send an e-mail to aspenhillsnewsletter@gmail.com

Like many of you, I am looking forward to the roads clearing off and the beginning of another great year on the mountain. I hope that we can all work together to keep Aspen Hills a great place to get away from the busy portions of life and enjoy the great outdoors.

I would encourage everyone to get to know their neighbors in AHOA. There are a lot of great people that can add a lot of positive value to your time that is spent in the association. Please help keep the property safe by helping to monitor gate activity and please report any suspicious activity to a board member or the Sheriff's Office. As mentioned by Jay McCoy, security, thefts and vandalism can be reduced if we limit access to only those who have a right to be there.

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.

Fire and Annual Cleanup

By Danny Nelson

Fire Safety in Aspen Hills is something we need to keep in mind at all times! If you think of looking down your road and seeing a burnt hill side you would loose interest and money in your recreation investment.

We work with State and County to try and keep Aspen Hills as Fire Safe as money and time allow. Several applications are filed yearly to get State and Federal grants. In the past we have received one grant for \$90,000 and have been given guidance and help with our cleanups. Our main purpose is to make advances each year to be better prepared for a wildfire. We started by improving our fire escape routes, posting fire proof signs at streets and gates, we have widened roads and removed brush to accommodate two way traffic and make better fire breaks, improved turnaround at several dead ends and most important of all we try to keep the community involved with road side cleanups and brush removal to keep them aware of the fire danger and be prepared for the worst. To get this help we have turned in Wildfire Preparation logs to our **Wildland Urban Interface Coordinator**. These logs show that we care and are involved in improving the fire safety of Aspen Hills. The Community that shows the best use of the grant money has the upper hand with available funds. The WUI Coordinator oversees all work done in Aspen Hills and other areas that receive assistance. This year we have received a Stevens Grant for \$14,900. We have plans to go over the best way to use this money and you should see its results by the end of summer. A reminder to keep the fire fuels around your property low and camp fires attended. (Aspen Hills Fire Preparation logs are on the web site under fire)

Aspen Hills Roadside Cleanup & Pot Luck Lunch

June 14th 9:00 A.M. Cleanup

Meet at the Water Tree

12:30 Lunch

Come help make Aspen Hills just that much better!

We will be spraying roadsides, cutting brush and making friends

Bring your tank sprayer or pruner and chainsaw

Meet at Kent Player's (lot 1217) for pot luck lunch at 12:30

Sloppy Joes supplied by AHOA

Bring a pot luck, chair and drink of your choice

WEED KILLER IS AVAILABLE TO
ASPEN HILLS PROPERTY
OWNERS TO USE FOR
ROADSIDE BRUSH AND THISTLE
CONTROL.

Contact Danny Nelson

(801) 367-0796

Dannylou302@ahoa.org

Thanks for your support and have a safe year at Aspen Hills

Fire Fuel Reduction burn piles are for fuel reduction only!

No garbage or building materials!

Roads

By Steve Riley

Spring is here!!! With that said, so are the joys of winter!!! First off, I would like to publicly thank Dave Johnson and Blake Llewellyn for their coaching and assistance in teaching me about roads. Far be it from me to claim perfect knowledge on my end at this time, but these guys really know their stuff and have been a great help to all of us! As you travel up to the mountain, you will see good and bad things when it comes to roads.

To cover a few needed items. Lodge Road will be having some annual work done near darn quick. The winter has washed that area near Elk Springs and Lodge Roads. If possible (rocks in the road will determine whether we can or not) we will be installing a new culvert, widening the road to the full sixty feet, and laying down some more road base.

Second, we have a number of circles that do not have any road base on them, so that will be high on the list. Our goal this year is to finish a project that has taken years to work out, Willow Way will be cut out for access where it connects to Silver Creek.

I know it's only May, but I have not fired up my Four-wheelers yet to travel ALL the roads to survey. You have been very good at keeping me posted if there is a problem, and I greatly appreciate that. No major problems yet, but the year is young. Please contact me via email (sriley@huntsman.utah.edu) and let me know of problems and concerns. We will do our best to get to the area and take a look to see what needs to be done. Please keep in mind that we have a budget to work from, and I am going to do my best to keep both the roads in good shape, and stay within the budget given (I can hear some of you laughing right now).

Thanks for letting me be a member of the Board. I have come to appreciate even more, all the hard work and time that goes into making sure WE ALL have a great mountain to enjoy. I have watched first hand how hard Kent and Judy Player work in our behalf. They should get a medal!! Kent has had a tough winter physically, and he still made darn sure our Owner's Association was running smoothly. Thanks you two!

Environmental Committee

By Troy Westover

Spring is finally here! Now it's time to go enjoy the mountain, have fun and work on our lots. One thing I would like to see happen this year would be that the owners would take the time and clean up their lots. We would like to preserve the beauty in Aspen Hills.

Aspen Hills is a place to get away and enjoy nature; and unsightly lots negatively impact this experience. Please remove things like trash, abandoned vehicles, collapsed trailers and any other unsightly debris.

Remember according to the Protective Covenants dated 6/21/2008, Article IV, Section 15. Clean up of Property, states:

The association shall have the right to enter upon any lot and clean, repair or remove garbage, trash, material or property, provided the Owner is notified in writing thirty (30) days prior thereto. The Owner may be charged for any and all necessary expenses incurred in cleaning, repairing or removing said material, garbage or trash

There is a new Important Building Reminders link on the top of the environmental page that should be viewed before you decide to do work on your lot.

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 the environmental committee. Your site plan doesn't need to be fancy. Sketch out your lot and show where you intend to cut in your driveway, where you plan to put your septic tank and where you intend to build. You can also use a Google image of your lot and draw on it. Once your site plan and lot checklist are completed they need to be turned into me.

Environmental Continued

All of the information and forms are on the Aspen Hills website at www.AHOA.org. Click on the AHOA Board tab at the top of the page. In the drop down menu click on the **Environmental** tab you will find information on what needs to be done prior to excavating. There is also more info under the **Information** tab and then Building a Cabin.

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.

Have a great Summer !!!!!

Troy Westover
Email: troyw@ahoa.org
Phone: 801-243-3755

Website

By Debbie McCoy

As the mountain comes alive with color - so will the website.. I will be changing to the summer theme very soon. Also as soon as all the snow is gone and all roads are accessible by truck/cars the Weather page will no longer have road pictures.

Remember, to send in all your wonderful pictures for the photo contest to (debbiem@ahoa.org) - and check out the photo pages on the website so you can see the pictures that were posted last year and which ones won, along with those that have been submitted so far this year.

Thanks, Debbie

Security

By Jay McCoy

The cameras continue to provide us with evidence when needed and have helped us now several times... Please, please leave these cameras alone, when you vandalize these cameras they DO still get your pictures. So sticking your fingers and keys inside the "eye" will break the camera.. however, it WILL get your picture first..

We only had one security incident this winter and the camera got everything needed for the police. I hope to get some more fencing up this year to block some potential entrances.

I also need to plead for EVERYONES help! Please do not give out your new keys, when you have contractors or visitors, please meet them and escort them into our subdivision, please help us secure our properties from theft and vandalism!

And lastly, this will be my last term so you will see the signs change to a new board members contact information. Thank you, Jay

Introducing our newest member

By Keith Bawden

As the newest member of the Board of Directors, I would like to introduce myself. My name is Keith Bawden, my wife is Shauna and I live in West Valley City. We have 2 married daughters and 5 grandchildren. We have 3 lots with trailer pads where we have our trailers parked during the summer. We take every opportunity that we can to spend as much time as we can in Aspen Hills because we truly love and enjoy it. I am glad to have the opportunity to serve on the Board.

If you would like to receive this newsletter by e-mail please send an e-mail request to;
aspenhillsnewsletter@gmail.com

Water and Keys

By Blake Llewellyn

Water

We are still working hard to restore water at our fill station near the water tree. I am confident we are going to be able to do this but it is going to take time and a lot of paper work to get it all done.

I have someone very knowledgeable on water rights issues helping me with it. Aspen Hills is a county approved dry subdivision. This means you can, with a building permit, build a cabin without drilling a well. Aspen Hills Owners Assoc. is not obligated to provide water. Each individual property owner is obligated to provide their own water. But even though A.H. is not obligated to provide water we would still like very much to have water at our fill station so property owners could fill containers and transport water to their cabins or trailers. If you have any questions about water just give me a call.

Keys

The locks on all A.H. gates were changed in Jan. 2014. If you have not purchased new keys yet you can do so by sending \$25.00 per key to Blake Llewellyn, P.O. Box 354 Salem, Utah 84653. Please make checks out to AHOA. Please provide proof of ownership such as a tax receipt or bill. Please also update us on all contact information.

Any questions please call Blake 801-423-1180. Thank you.

ADS

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

LOTS FOR SALE

If interested call Butch (801) 455-3055 or Stephanie (801) 636-5652

LOT NUMBER	SIZE	PRICE
127	1.19 ac.	\$12,000.00
128	1.10 ac.	\$12,000.00
135	1.06 ac.	\$10,000.00
406	1.73 ac.	\$9,000.00
418	1.12 ac.	\$8,500.00
643	1.369 ac.	\$8,200.00
876	0.789 ac.	\$8,500.00
1120	.586 ac.	\$9,200.00
1121	0.666 ac.	\$7,500.00
1122	.549 ac.	\$7,100.00
1155	.653 ac.	\$10,000.00
1156	0.654 ac.	\$7,200.00
1248	0.66 ac.	\$7,200.00

LOTS FOR SALE

Contact David Hall (480) 998-3881

I have two lots that I need to dispose of. I'm asking \$2,000 for both lots, best offer or any reasonable offer. They are 1023 and 1024, up high on the mountain and on a slope with a beautiful view. I live in Arizona and will never be able to utilize them.

LOTS AND SURVEYING

Contact Sam Maestas (801) 717-6547 or (801) 423-9119

Cash Paid for Aspen Hills Lots

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 April 28, 2014

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

Name	Phone	Email	Address
Player, Kent President	801-571-2810	kentp@ahoa.org	Draper, UT 84020
Bawden, Keith Workers Comp Files	801-652-8477	keithb@ahoa.org	West Valley City, UT 84119
Riley, Steve Vice President Roads	801-231-1840	stever@ahoa.org	Sandy, UT 84092
Nelson, Danny Fire	801-465-1884	dannyn@ahoa.org	Payson, UT 84651
Llewellyn, Blake Water	801-423-1180	blakel@ahoa.org	Salem, UT 84653
McCoy, Debbie Website	801-694-2974	debbiem@ahoa.org	Sandy, UT 84070
McCoy, Jay Security	801-694-8263	jaym@ahoa.org	Sandy, UT 84070
Westover, Troy Environmental	801-243-3755	troyw@ahoa.org	Kearns, UT 84118
Falslev, Darren Newsletter / Real Estate, Legal	801-756-9321	darrenf@ahoa.org	American Fork, UT 84003
Player, Judy Secretary	801-571-2810 801-718-9534	judyp@ahoa.org	Draper, UT 84020

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

**AHOA
c/o Charmay Hill
3462 North 850 West
Lehi, UT 84043
CharmayH@ahoa.org**

**Candidates for AHOA Board – 2014
(Listed in order of submission)**

Blake Llewellyn

My name is Blake Llewellyn. I am running for a second term on the Aspen Hills Board. My job has been to get keys to everyone. This is a big job but I enjoy talking to the other property owners and getting to know some of you better. I have also been responsible for getting our water rights situation fixed and am in the middle of the process now. I would appreciate your vote to serve another three years.

Debbie McCoy

My name is Debbie McCoy - I am the current web designer/web master and make every effort to keep all pages up to date including the pictures on the weather page in the fall, winter and spring months. I also keep our home page current with all the important AHOA news and monitor all blogs. I would like to get your vote to allow me to serve our mountain community with one more term. Thank you, Debbie

Joel Williamson

My name is Joel Williamson. While I work in the computer service field, I have a wide variety of skills and interests. My children and I have enjoyed coming to the mountain as often as possible these last 8 years since I became an owner on the mountain. I have been involved and supported our community events. I really dislike thistles. Some recent events have made many of us feel uncomfortable or manipulated in our community. I want to help bridge some of the gaps we have had between different owners on the mountain and home owners and agencies in the valley to make our mountain a more peaceful and safe place to be. I want to serve my neighbors any way I can so we can all feel the way about our mountain getaway as we did when we became owners on the mountain.

Raphael Polumbo

My name is Raphael Polumbo and I am running for the board.

I have worked in the utility industry for over 35 years. During that time I have developed the skills needed to get the projects completed within budget and on time. This required me to interface with municipal, county, state, and federal agencies on a daily bases.

I started in the trenches, hands-on, installing systems throughout the western USA, mostly in rural areas. Construction in these areas involved designing, constructing, and repairing many dirt roads.

Later I worked as a telecommunications engineer developing routes, obtaining right of ways, and coordinating with property owners, utility companies, irrigation companies, land developers, and government agencies.

I have a working knowledge of water rights, land patents, land title, security & surveillance systems, and operations management.

I would like to add to the efforts of AHOA to meet our short and long term goals, to protect property values, enhance security, and maintain the environment we all love about the mountain.

Scott Lorensen

Hi, I am Scott Lorensen, I am a semi retired old duffer that tries to spend as much time in Aspen hills as I can. Love it here.

I feel I have a lot to give in helping make Aspen hills "the place to be" and hope to continue the good works of others that worked tirelessly before me.

So I would like to ask for your vote at this years elections.

Thanks so much Scott Lorensen.

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 term is for 3 years.

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 meeting and the community cleanup day.

If you are unable to attend the Annual Meeting

Please See The Proxy and Ballot Forms Inserts!

**BOTH FORMS MUST BE SENT TO JUDY PLAYER AT LEAST 7
DAYS PRIOR TO THE MEETING!**

AHOA
c/o Charmay Hill
3462 North 850 West
Lehi, UT 84043
CharmayH@ahoa.org



ADDRESS RETURN REQUESTED

Customer Name
Street Address
City, ST ZIP Code