

www.ahoa.org

AHOA ANNUAL MEETING

Saturday, June 27, 2015

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.

Aspen Hills Roadside Cleanup

May 30th

9:00 A.M. Cleanup

Meet at the Water Tree

We will be spraying roadsides and cutting brush

Bring your tank sprayer or pruner and chainsaw

1:00 Lunch

Meet at Kent & Judy's (lot 1216) for pot luck lunch afterwards

Hot Sandwiches supplied by AHOA

Bring a pot luck, chair and drink of your choice

Presidents Message

By Kent Player

This is the season of mud in Aspen Hills. Soon the mud will be replaced by dust. The roads will be graded for Aspen Hills owners to visit their properties. Some property owners will be looking for quiet time, others will have construction projects with a short summer to work.

This summer my wife and myself will be looking for a quiet time. I have served on the Aspen Hills Board of Trustees for fourteen years; most of the time as President. It is time for someone new to deal with security, water, legal, financial, and all the other issues. I will not be on the ballot for election at the annual meeting on June 27 this year. My wife has served as secretary for the same time and has done a great job. We have made friends with our neighbors on the mountain and look forward to continuing these relationships.

Thanks for the opportunity to serve you.
Kent and Judy Player

Gate Signs, Newsletter, etc

By Darren Falslev

If you would like to receive this newsletter by e-mail please update your e-mail records with Charmay

The snow is finally clearing off the mountain and it is time to start enjoying some much need time relaxing and enjoying the outdoors. In order to help keep the mountain safe for everyone you will see new speed limit signs posted on the gates. I had a couple of incidents this past year with motorcycles and ATVs traveling within Aspen Hills at a high rate of speed and many times not slowing down or stopping at intersections. I have heard similar concerns expressed by other property owners. The roads in Aspen Hills are not designed for high speeds of travel. Riding an off-road vehicle and enjoying what Aspen Hills has to offer is one of the great things many of us enjoy while on the mountain. With your help we can help make sure that no tragedies occur.

As mentioned in previous newsletters, as a board we are changing the way newsletters are sent out. We will continue to distribute two letters a year, however the Fall newsletter will only be distributed through e-mail and by being posted on the website. The Spring newsletter will still be mailed out so that you receive the ballots and voting information. If you want to receive the newsletter by e-mail please make sure Charmay has your current e-mail address when you pay your dues and update your information. With increased printing costs this will save AHOA approximately \$1500.00 a year.

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.

Please feel free to contact me if you have any questions, comments or concerns.

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 lose interest and money in your recreation investment.

When I was nominated for the board back in 2001 I had no idea what we would accomplish. Now recalling the past I can see we have made some good decisions for Aspen Hills. The Fire Plan was designed for Aspen Hills with State help under their guidelines. It has given us a way to communicate with county and state people to make life better for everyone. Our Bylaws and Covenants were updated to follow the newer State Laws. This made it legal to have trailers on our property and cut trees for a fire break.

As the Aspen Hills representative I was the person that set things in motion for accomplishing the goals of the fire plan. We improved exit routes and defined main access routes. We now have three Gates and two other exits that can be used in an emergency. These were a top priority to keep in good condition; we were also trying to widen the road ways to the twenty five feet for two-way traffic to conform to the Wildland urban interface. We had good success with this at the start. We put fifty foot turn-arounds on all but three of our dead-end roads. These all had to be surveyed to verify the location and some roads were found to be three hundred feet short which caused a strain on the road budget. We have had annual roadside cleanups several times a year with as many as fifty community members participating in a single event. We have encouraged property owners to spray roadsides and keep brush out of the road way. We have had the use of the area at the fairy-tale airport for our fuel reduction burn piles and have been burning it on New Year's Eve for over ten years. Many people that have built cabins have had assistance removing brush from their lots. This help was given to us by having the fire plan in place. Every year the fire danger continues to threaten us and this year is no exception! Please follow the rules and have a safe and wildfire free Summer. The opportunity to serve the community has given me a lot of satisfaction over the years. I thank all the people that supported me and hope you will give the board member that is replacing me as much or even more assistance.

I want to thank the people that care for Aspen Hills and help make it a better place.

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

**Fire Fuel Reduction burn piles are for fuel reduction only!
No garbage or building materials!**

Due to the dry Spring weather the
NO CAMPFIRE SIGNS
 Will be posted early this year!
 (BETTER SAFE THAN SORRY)

Roads

By Steve Riley

I know that most are anxious to get back on the Mountain, in fact, half or more have already been up there with the mild winter. We spent more than a fair amount of time and money on the roads in 2014, trying to get the majority of the main roads accessible for fire trucks if needed. There have been a number of requests for us to repair private or secondary roads. Please know that we are taking these requests in priority order. Now that spring is here (I write this article on April 15th as it is snowing outside ☺), we plan to continue to work on the request list. One item that has been discussed is the culverts that we have had to clean out. Most, if not all, were in real bad shape, so we did some major cleaning. With that, some of the culverts are protruding into the road. PLEASE DRIVE CAREFULLY when you get near one. We will post reflectors near these culvert holes. Some we can cover up a little better, and we will work on that. I need to say this about our roads:

**THE ROADS ARE ONLY AS
 GOOD AS WE TREAT THEM!**

The speed on our Mountain is 5 mph, 10 tops. We drive way too fast up there! Plus, a number of guests of Home/Land Owners are invited to come and ride their recreational vehicles. Please share with them the rules and ask them to slow down while enjoying the beauty of Aspen Hills. Our goal is to have our priority list finished by the annual meeting (weather permitting), so we can start a new one for 2015 at the annual meeting.

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.

Environmental Committee

By Troy Westover

I would like to start off by thanking Kent & Judy Player and Danny Nelson for many years of service on the board. They have been instrumental for many improvements to Aspen Hills. Kent, Judy and Danny have volunteered countless hours over the years to make Aspen Hills a place we can enjoy. They will be missed on the board.

Spring has come early this year after a dryer than normal winter. I encourage everyone to be extra careful this year as fire danger will be extremely high. We will also have herbicide available again this year to spray the thistle on the mountain. Contact me or a board member to see where you can get it.

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 lot checklist to the environmental committee. Once your site plan and lot checklist are completed you can email them to me at troyw@ahoa.org. You should also look at the Important Building Reminders link on the top of the environmental page this will give you important information to what you can do on your lot.

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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**. You will be required by Sanpete County to have a letter from me to be able to apply for your building permit.

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

Website:

Spring came very early this year, snow melted fast, and the summer theme is already back up on the website. I have the website mostly in maintenance mode now so if you see something that is old or missing please let me know and I will get it updated as soon as possible. And as always check out our Home (main) page for any new association news.

Photo Contest:

We have had some really great game capture shots of the wildlife on the mountain. It is totally amazing how many cougars have been caught roaming around, and really gives you something to think about. With that said, we have not had many live photo shots especially in the other categories, so if you have a wonderful scenery shot or have a great winter photo please get them to me before the annual meeting where they will be voted on. Thank you, Debbie McCoy

Security

By Joel Williamson

I have had several people ask if the cameras on the gates are working. All the gate cameras have been replaced with newer style cameras within the last 6 months. Yes, they are all working. I have many good pictures of people looking into them to see if they are working. These new cameras are designed to have extended battery life and don't visibly flash or indicate they just took your snapshot, but they are working. I have several thousand pictures of us all. I welcome suggestions for future camera locations. There is a limit to what these passive security systems can do however.

These are not a substitute for being good neighbors and asking questions of those who seem out of place or whose activities are suspicious. Get to know your neighbors. If you encounter something or someone that seems odd, please gather as much information as you can and report it to the Police and also to me. Ask for lot numbers, they might lie but it might help. A picture of a license plate from your phone or of the individuals can go a lot further than trying to match up pictures at a gate. If people are really up to no good, they will find ways around the cameras they know we have in place. Let's work together to make our time on the mountain more enjoyable and secure.

Workers Comp, Insurance, etc

By Keith Bawden

It is spring and I'm ready for the season and to go camping at Aspen Hills. I have lots of plans for this year and most involve Aspen Hills. As a board we work hard to keep your property safe and easy to use. I have received updated insurance papers for the companies we use on the mountain in case of any problems that might arise. I know that others are working tirelessly on their assignments to make Aspen Hills the best place to own property.

I look forward to seeing you in June at the annual meeting and on the mountain.

Water and Keys

By Blake Llewellyn

Water

For those of you who are new owners in Aspen Hills you may be wanting to know how to get water. Aspen Hills is a county approved dry subdivision. This means that you can get a building permit to build a cabin without drilling a well. Instead you will be required to install an approved water tank to store water. We do not currently have water rights to use the water spigots located at the water tree area or any other surface water source. You are on your own to get water. There is a very reliable water delivery service in Mt. Pleasant. He will deliver 1000 gallons of water for about 125.00. The phone number is 435-469-2011. If you have any questions about keys, water, or cabin building requirements you are welcome to call me, Blake Llewellyn 801-423-1180. Thank you.

Keys

Just a reminder about keys. The locks on all Aspen Hills gates were changed on January 15, 2014 just over a year ago. We do not plan to change the locks again in the near future. If you purchased keys last year those keys are still good. Every gate in Aspen Hills opens with the same key and the gates all open the same way. The best way to get keys is to send me a check and I will mail the keys out to you in a padded envelope. Keys are 25.00 each. Send check to Blake Llewellyn P.O. Box 354 Salem, Utah 84653.

Please Note: If you lend your gate key to anyone, you are responsible if any damage is done within the subdivision by that individual.

ADS

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

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

Two lots for Sale - Lots 1177 and 1178

Contact Boyd Winn @ (801) 768-0282

Lots for Sale - Lots 1091 and 1092, includes the Brown Family cabin which was built in 1989. Contact Annette @ (801) 722-5280

**AHOA Board of Trustees /
Committee Members**

As of April 28, 2015

**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	801-465-4545	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
Williamson, Joel Security	801-372-5274	joelw@ahoa.org	American Fork, UT 84003
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**

If you would like to receive this newsletter by e-mail please update your information with Charmay

**Candidates for AHOA Board – 2015
(Listed in order of submission)**

Darren Falslev

I would like to thank everyone for the last three years on the board. I have appreciated the opportunity to get to know many of you in the community and have enjoyed working with those on the board. I would appreciate your support for another term on the board. I have enjoyed working on the newsletter, the signs and several other projects over the years. I feel there is still a lot to be accomplished to make AHOA an even better place. By working on the board it has allowed me to gain an insight into how the board and association work which can allow me to be a more effective representative for the members. Thank you for your consideration.

Wesley Gurney

My name is Wesley Gurney. My wife and I bought our lot (#1220) in May of 2002. We enjoy getting away to the mountain. We have three wonderful kids two boys and a girl. I worked with Danny Nelson on the fire committee for a year. I have participated in most of the association events and like to be involved with the community. I'm running for the vacant board position.

Thanks Wesley

Scott Lorensen

Hello members, I would like to introduce myself to you all, and let you know I would be honored to be one of your board members. I am the father of 4 great kids and grandfather to 10, which are the joys in my life. I worked in the building trades, sales then went back to school and got my degree. I am an RN by trade, worked ICU's for many years. Semi retired now looking forward to working for you and our mountain.

Your vote for me would not be wasted. Thank you for your time.

Scott Lorensen

Wayne Hansen

My name is Wayne Hansen. My wife Jenny and I bought our property in Aspen Hills 3 years ago. We love life on the mountain and spend as much time up there as we can. We live out in Syracuse. I am the Chief of Police for Farmington City. I have been in law enforcement for 25 years. We have 2 children and 2 grandchildren. We love camping, fishing, 4 wheeling and serving in our community.

I would love the opportunity to serve on the board and do whatever I can to keep Aspen Hills the amazing place it is.

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