

Aspen Hills

Newsletter

Fall 2012

Presidents Message

I rejoice that we have seasons! Now we can see the colorful fall foliage, next will be winter's calm white, followed by spring's excitement and then summer green. It would be dreary to have the same weather and color all the time!

This past season was marked by raging wild fires all around Aspen Hills. We were fortunate to have missed that trial. We must take care that next season will be the same for us by being careful with fire and continuing fuel wood removal. We hope our neighbors around us will do the same.

Water access was another problem. We have filed all the proper papers to have our water shares transferred to our subdivision, but it is the law that the water commission has three months to respond to our change application. So we may not be notified until November sometime. The results will be posted on the web site.

Communication with property owners is a major problem. We use the newsletters (twice a year), the annual meeting, information contained in dues notices (rarely), and the website! We have owners that have trouble with gates and keys, water issues, hunting issues, forest access issues, building requirements and many others. Many of these issues could be resolved by a careful reading of the information contained on our website. It is the property owner's responsibility to keep informed of Aspen Hills changes. We have 700 property owners all over the country and beyond! The website (ahoa.org) is the best way to keep informed. If you do not have a computer, ask one of your grandchildren for help!

We have a talented and resourceful Board of Trustees. They donate time and in some cases money to our cause. I express my appreciation to all of them.

Thanks You, Kent Player

Newsletter

Be looking at your photos from this year and submit them to me at cecilh@AHOA.org This year we will all watch the photos before the Annual Meeting and everyone will vote on the ones they like best with the winners being announced later in the meeting. There have been some beautiful shots submitted every year and I am looking forward to this year's entries. Send them to me any time before the annual meeting in June. This newsletter contains this last year's photo contest winners.

Thanks Cecil Harrison

Environmental Committee

First of all I want to thank everyone that came out and sprayed the thistle this year. We had a great turn out and hopefully made a dent in the thistle problem. We will have to keep this up for the next few years to be able to say we have reduced the problem. Thanks to Scott Elder for organizing this workday.

We have a new policy for storage containers on your property.

Storage Container: A container, including what is sometimes referred to as a cargo container, storage pod, connex box, portable storage unit that has been removed from its chassis, or any semi trailer box.

1. Only one container will be allowed per lot with a maximum size of 8' wide x 8'6" tall x 20' in length.
2. Storage Containers can only be used for storage; any other use (cabin, office, etc) is prohibited.
3. The container must be painted a solid, flat non-reflective neutral color (green, tan) that matches the natural surrounding area. All numbers, logos, signage and lettering must be covered with the paint.
4. The storage container shall conform to the setback requirements to your lot line.
5. The container should be placed as far as possible from roadways. Try to conceal the container when possible with trees, hills etc.
6. The container must be maintained in good repair. Any container that becomes rusted , unsound, unstable, or otherwise dangerous shall be repaired, maintained or removed from the lot.
7. Refuse and debris shall not be stored against, on or under the storage container.

Please 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 time and money, for you and for Aspen Hills.

Troy Westover

Website

I am pleased to announce that our website (<http://www.ahoa.org>) is getting used more and more every day. Owners are not only visiting the website for current updates given by board members, but they are also finding use in the ability to post questions and get answers. This has been a very effective tool for those that do not visit their property as much as they want, yet still want to stay in touch with what is going on. One way to help organize this information is posting questions to their relevant pages. For example: If you have a question on the water situation post a question under the menu option [AHOA Board] > [Water] – if you have a question on Security then post a question under the menu option [AHOA Board] > [Security] this will allow other members to easily find answers to common questions in one easy to find place.

Thank you, Debbie McCoy

Security

For those of you that have used the South (card key) gate this summer I'm sure you have noticed that it has not been operational very much. I fixed this gate every weekend for several months, however by Monday it would be broken again, with nothing showing on the cameras. We are now in the process of requesting permission to make this another manual (metal) key instead of the electric card.

I have also installed cameras to almost all gates now and plan on having cameras at all gates as soon as possible. The new cameras have now paid for themselves by providing the needed proof to prosecute those responsible for damaging our gates and equipment.

I am sad to report that much of the trouble that we have had this year has been by people that have keys.

One of our biggest issues has been owners that need to have work done or product delivered but do not want to be bothered with letting them in. Here is how some owners deal with this:

- 1) They give a key to that contractor/delivery person which enables them to come to the mountain un-attended to do the work without having the property owner present. This is very convenient for the property owner. What the property owner may not realize is that they have just given a non-owner complete access to **everyone's** property, not just theirs.
- 2) They attach a lock box to one of the gates with a key inside, this is even worse than #1 – Anyone can cut that lockbox off and now where is your key and who has access.
- 3) People leave the gates open with their key still in the lock so that they don't have to keep coming to the gate to let visitors in when they are having a lot of visitors that day.

Please if you don't have time to meet with people you have visit, then try to designate someone else in your place – don't just give them access to all of our properties.

Also, I have spent some quality time lately with the local law enforcement in Manti, Fairview and Mount Pleasant and they have all given me some very sound advice... They suggest that we change our manual (metal) keys every few years to ensure that owners that sell their property or "loan out" keys to contractors and such but do not get them back, will not have keys.

The Board members spent some time reviewing our options with this and have agreed to take the advice of the police.

Coming the first part of 2014 (most probably January) we will be changing the key locks. This means that you will be responsible for obtaining a new key BEFORE the lock is changed. I know this is going to cause some pain but it will make our mountain safer.

Thanks, Jay McCoy

Fire Committee

This year started with a very low snow pack and very little spring rain. This set the stage for a large number of costly wildfires and a lot of property loss and damage within Sanpete County. Many property owners moved their trailers and personal items to safer areas away from the mountain. With so many fires so close we were reminded to know our fire escape routes and worried about conditions in Aspen Hills. The easy way to check fire conditions in Utah is at www.utahfireinfo.gov this site has all warnings and damage reports on all fires in Utah. 2012 shows Utah had 604 manmade fires and 849 lightning strike fires for a total of 466,198 acres burnt as of October 1, 2012. Aspen Hills uses the same fire restrictions as the Manti National Forest just east of us. So if restrictions “**No fires and gas stoves only**” the same goes for Aspen Hills. During the rest of the time we need to have small, smokeless, contained fires. Report any fire you think is unsafe or unattended to any board member or Sanpete County Dispatch 435-835-2345 or Sanpete County Assistant Fire Warden 435-233-0280

Thanks for all your help, Danny Nelson

Building a safe campfire

Clear campfire down to bare soil

Circle pit with fireproof material (rocks, metal ring)

Build campfire away from overhanging branches, dry grass, and leaves

Keep water and a shovel nearby

Never leave a campfire unattended

When putting out a campfire, drown the fire, stir and drown it again

Always have adult supervision

Be careful with gas lanterns, barbeque grills, gas stoves and anything that can be a source of ignition for a wild fire

Roads

The road work this year was very minor. There was grading done in the spring and there has been some down through the summer in certain areas. Lake Fork was flattened out at the gate so it would be easier to stop and open the gate. A parking area was also established just outside the gate. With the dry summer this year it was hard to keep the wash boarding down on some roads as it was just too dry. Blake has donated some time to fixing the wash boarding. Thanks Blake for your help in that. As I drive around the subdivision I still see driveways where there is no culvert or bar ditch cut to keep water runoff out of the road. (Yes it has gotten better) but we still need to help out in this matter. Sundays before I drive home I check for areas where water is crossing the road. If you see a spot where water is crossing the road, please fix it or let me know about it. Winter plowing access is always a problem. There is only one owner who contacts me every year and gives me his plan for plowing his route so it can be okayed. He really takes good care of the road as he plows and does not tear it up. This route is from Lake Fork up to the tennis courts. Aspen Hills does not pay for any winter plowing.

Dave Johnson

AD'S

If you would like to join with other owners for a group discount on having your lot surveyed. Call Sam (801) 717-6547

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





AHOA BOARD – (Back) Troy Westover, Jay McCoy, Kent Player, Cecil Harrison, Dave Johnson
(Front) Debbie McCoy, Blake Llewellyn, Darren Falslev, Danny Nelson

Signs

The Aspen Hills Board has decided to implement a new sign policy to help regulate the posting of signs at the entrance gates. This will help the board ensure that appropriate information is displayed at the entrance and will help make sure those who are working in the area are working within the protective covenants. The new policy outlines that all signs must be submitted and approved by the AHOA Board or their representative. Signs should have a professional appearance and be constructed of metal and shall be 24in by 24in in size. The signs will be installed on the breakaway portion of the gate. The area nearest to the gate is reserved for Aspen Hills Owners Association so important information can be displayed and readily visible for its members. The additional space on the gate will be available for sale at the rate of \$100 per sign each year. The proceeds will go toward maintaining the gates and other expenses. Unauthorized signs will be removed without notice. No commercial signs are allowed within Aspen Hills. There is an exception for Real Estate signs which allows for one sign to be placed near the roadside of the property for sale.

We are also attempting to place new road signs throughout the subdivision. The placement of signs and road markers will assist responding emergency vehicles and others to locate addresses in a timely and efficient manner. If you are aware of a location with a missing road marker or would like to help install the new signs please contact Darren Falslev.

In addition the association is looking to host the State of Utah's ATV safety course. It is anticipated that the costs would be reasonable for those who would like to participate and that it would be held with the Aspen Hills subdivision. Contact me if you are interested at utharley@gmail.com

Water and Keys

We have still not received any word from the division of water rights concerning our application to transfer our water. They are required to notify us within 90 days of our application. This deadline is coming soon. As soon as we receive any news we will post it on the website.

There may be some property owners who are still unaware of the moving of the north gate up the road to Aspen Hills property. This gate was previously a card access gate but is now a manual gate that is opened with a key. If you do not have a brass key you will need to contact me. Anyone who has questions about the keys or the water situation may call me at 801-423-1180.

Thank You Blake Llewellyn

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

ADDRESS SERVICE REQUESTED