

Aspen Hills

Newsletter

Spring 2013

Annual Meeting

Saturday June 22, 2013

Fairview City Dance Hall
65 South State Street
Fairview, Utah

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

Presidents Message

Each summer as we prepare for a first visit to our property in Aspen Hills, we feel a little anxious. What has changed over the winter on our property and what has stayed the same? This year the season will be a little later than some years and a little earlier than others. That is just the way it goes.

Some things have changed. The Board of Trustees decided to raise the dues to \$60 per lot per year. This will give us a little reserve to deal with washed out roads and gate problems.

The State Water Board decided there is no surface water available in the North Creek drainage and therefore rejected our request to use water from the spring on the hill above the pine tree corner. We are now trying to purchase water from current users of North Creek water in the valley below. The water we do own could be used for a well, but wells bring other problems. We may sell some to Aspen Hills property owners who wish to drill a well on their property. The State Water Board evaluates underground water aquifers and surface water differently.

Too many people have keys to Aspen Hill gates and our security has suffered as a result. The police that investigated break in's last winter strongly suggested rekeying our gates. After a lot of thought, we decided that rekeying the gates would be best done in the winter when there is less use. We will start selling new keys at the annual meeting this year. They won't be needed until next year, but it will take some time to provide new keys to everyone. Remember, the keys are attached to the property; if you sell your property, provide all your keys to the new owner!

The annual meeting is June 22 at the Fairview Dance Hall. Please come and help select new board members, eat a donut and have some soda. Cecil Harrison is retiring from the Board of Trustees, so there will be at least one open position. Cecil has done a great job on the newsletter! Thanks Cecil!

See you on the mountain!!
Kent Player

News Letter

Come prepared to vote on your favorite picture for the photo contest, the voting will take place before the annual meeting. Thanks to all for your support over the years I have served on the board.

Sincerely Cecil Harrison

Environmental Committee

Spring has finally come to the mountain and everyone wants to get to the mountain and start all of the projects that they have planned over the winter. Here are a few things to remember if you are planning to work on your lot.

Before you start excavation work on your lot, for a driveway, septic tank, shed, cabin, etc. you should get your lot surveyed, don't take for granted that your stakes are in the right spot. Then you must create and submit a site plan and lot checklist to receive permission from the association. Your site plan doesn't need to be fancy. Sketch out your lot and show where you intend to cut your driveway, put your septic and where you intend to build. You can use a Google image of your lot and draw on it. Once your site plan and lot checklist are finished they need to be turned into me for approval.

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 and select environmental in the drop down menu. You will find what needs to be done before excavating. If you are thinking about building a cabin, click on the information tab and select building a cabin from the drop down menu. You will find valuable information and requirements on what you need to know before you start the building process.

Any lot that has a trailer that remains longer than 14 days must have a septic tank installed. Please remember that a shed cannot be used as a cabin. If you are caught building a cabin without a permit the county can make you tear it down.

Troy West over

Security

We had no break in's this winter, the cameras and fences have helped a lot; however, we have more vulnerable places where a fence is needed. It will be a priority this year to place more cameras and fencing. We did have some vandalism this winter to vehicles that park at the bottom and snowmobile up, if you have information or leads, please contact me. I ask that everyone that visits the mountain summer or winter please be aware of your surroundings and report anything that doesn't look or feel right.

Thank you, Jay McCoy

Website

The website has now been updated with its new summer look. At a viewer's request I have added an RSS feed link (<http://feeds.feedburner.com/CommentsForAhoa>) that you can add to a smart phone to get notifications whenever posts a new comment to any page on the website. This year has been challenging to me due to other responsibilities, so I was not able to make it to the mountain every week. I want to thank Kim and Jill Jarrett and Troy and Nancy Westover for taking pictures in my absence. If you would like to see any changes to the website just send me a note.

Thanks, Debbie McCoy

Road Work

I am glad that winter is gone and we can start enjoying the mountain again. The roads are in pretty good shape other than the South Fork gate area got a little rutted. This years plans for roadwork. 1. Grade all major roads the ones that are used the most and repair areas that are needed. 2. We are going to start graveling Elk Springs from the south gate. This is a big road and is going to take a few years to complete. 3. Finish cutting the circle on Ridge Way. 4. Gravel Badger Drive halfway. I am also going to grade Park Wood drive, Shadow Way circle, Badger Creek circle, and Laurel Wood drive and do some repair and culvert work.

Dave Johnson

I am so glad spring is finally here. I really enjoy coming to the mountain almost every weekend in the summer, and try to get up at least once a month in the winter. I am up for re-election this year and I would love to have your support/vote. I can't get enough of Aspen Hills, great views, and awesome neighbors. We all have worked a lot, as have the past and present board members to make Aspen Hills a better place for all of us. Aspen Hills has come a long way in over twenty years, due to all of us working together. Thanks for your support it is appreciated.

Dave Johnson

I am Troy Westover and have been a property owner since 2007. My family and I have two lots on Edgewood Drive and try to spend every weekend on the mountain we can. I have seen some great improvements from the board through the years since we have owned our lots. I was nominated last year and have served as the environmental committee chairman. I have enjoyed working with all of the dedicated board members this year. I have only served on the board for one year and would like the chance to serve again and try to improve Aspen Hills for all of us to enjoy.

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 Absentee Ballot

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

Vote for 3 only: Three-Year Term

_____ Dave Johnson (incumbent)

_____ Troy Westover (incumbent)

This proxy is valid for voting purposes for the 2013 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 7 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:

**SEND BOTH THE
PROXY AND BALLOT FORMS**

PROXY BALLOT

Please print the name of the property owner as it appears on AHOA records.

Name: _____

Total number of lots owned? _____

Lot numbers _____

I do hereby constitute and appoint: (choose one)

_____ **Darren Falslev**

_____ **Jay McCoy**

_____ **Dave Johnson**

_____ **Danny Nelson**

_____ **Blake Llewellyn**

_____ **Kent Player**

_____ **Debbie McCoy**

_____ **Troy Westover**

_____ **Other** _____

Agent for me and my name, place and stead, to vote as my proxy with full power to cast the number of votes in AHOA as would entitle me to cast if I were then personally present, and authorize the indicated individual to act for me and in my name and stead, and giving the individual full power of substitution and revocation.

Signature _____

I do hereby constitute and appoint the (above) named individual to vote in my stead for the indicated persons running for election or re-election.

Proxies sent in with a write-in name to be added to the election, should include a short paragraph of information about the person to be used at the Annual Meeting, to introduce that person to attendees before the election.

Nominations from the floor will still be accepted as long as the nominated person is eligible according to AHOA documents.

The AHOA board prefers that owners attend the Annual Meeting, but if attendance is not possible, the Board requests that at least a proxy be received. A proxy not received is a vote lost. Please attend the Annual Meeting or send in your proxy.

RETURN THIS FORM

Fire Committee

Last years fires made all of us realize how a fire could affect our community, subdivisions that were in the fires path ended up with devastating destruction. In many cases homes and cabins that had defensible space received the least fire damage, or were untouched. We need to be aware of fire safety in every aspect of enjoying the mountain. Not only defensible space around structures and fire pits, every thing from fuel storage to evacuation preparation. We need to be ready for the worst and hope for the best.

Last year we supplied herbicide to help deter thistles and brush form our roadsides to maintain more effective firebreaks. We plan on this again this year and those owners that would like to spray road sides on their own can obtain herbicide form AHOA while supply lasts. Areas that have been trimmed back in the past should be sprayed again to prevent new growth; large trees and brush should be trimmed before treating with herbicide. Check our website or with a board member for information. We feel the earlier spraying will be more effective. Areas that haven't been sprayed will be targeted at our annual community cleanup Saturday June 29th, the week after our annual meeting. If there are other projects or concerns let me know and we will try schedule them into the cleanup. After the cleanup we will have a potluck lunch at Quaking Hollow and North Fork by Pritchett Flat. Bring a potluck item a lawn chair and a drink of your choice. I hope everyone has a great summer.

Danny Nelson

Water and Keys

First lets talk about water. On April 16th the division of Water Rights sent us a letter informing us that our permanent change application was denied. The reason being "the State Engineer believes that the fully appropriated surface flows in the North creek sub drainage, to which our spring source is a tributary, would unavoidable by approval of our application. As a result, the prior appropriated and decreed rights to those flows would be impaired." This means we will not be able to use water from water tree spigots until or unless we can acquire water shares in the North Creek drainage. We are working on this now and will report any progress. We are also looking into drilling a well to provide water. Either of these possibilities will take time to accomplish. Until then you may purchase water from Mount Pleasant City and haul it to your tanks. I have also the name of someone in Mount Pleasant who will haul water to your tank a t the rate of \$80 for 1,000 gallons. Call me for details or other questions about water issues.

As you know if you have been paying attention the locks on the gates will be changed on January 15, 2014. New keys will be available at the annual meeting or by mail. The new keys will not work until the locks are changed so keep your present keys to get in the gates until that time.

Blake Llewellyn

Signs

The weather is finally starting to clear up and we will finally be able to access our property and enjoying the outdoors. As you enter the development you begin to see a few changes. The first change will be how the signs are displayed at the entrance gates. In order for a sign to be placed on the gate, prior approval must be obtained from the AHOA board. The signs must have a professional appearance, be constructed of metal and be 24inches by 24inches in size. There is a \$100 per year fee per sign. This money will be used to help maintain the gates and the locks. This change was also made so the signs will have a more consistent and professional look and design. A new sign for the association is being printed and it will be installed in the next couple of weeks, we hope to have more information on the water added to the sign before printing is completed. Any signs that are posted in violation of the association covenants will be removed with out notice. The second change will take place throughout the season and will include the installation and repair of road signs. If you are aware of a location where a sign is missing or damaged let me know. If you are interested in helping install the new signs please contact me to obtain the materials. I would be interested in hearing from members of the community on any issues related to signs and or other concerns or comments you may have. It is your association and I would like to have input concerning your ideas and suggestions. Please contact me at utharlev@gmail.com

Darren Falslev

Lots for sale by Owner

Lot #276 Mary Pace 801-380-3122

Lot #512 V. Mae Barker 801-374-0704

Lot #1028 Bryon and Colleen Riches Trustee 801-278-1041

Lot #194 Shirley H. Daley 801-571-2623

Lot #453 June Neeley 801-455-4367

Lot # 360 James L Myers 435-637-6061

Lots # 1023 and 1024 David C. Hall 480-998-3881

Ads

Cash paid for Aspen Hill lots 801-717-6547 Sam Maestas

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

Aspen Hills
Owners Association
3462 North 850 West
Lehi, Utah 84043

ADDRESS SERVICE REQUESTED