

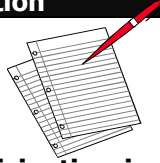


Mountain Views

Pine Meadow Ranch Owners Association

Spring 2004

Presidents Message



In the coming years your participation in the direction the Ranch is headed will become very important. The area around Pine Meadow/Forest Meadow is developing at an increasing rate. This will put pressure on the Ranch. The rate at which the Ranch develops is going to be determined by you. It is becoming increasingly important that you keep in contact with your area representatives informing them of your concerns and wants. Keeping abreast of what perspectives your area representatives represent in the meetings, what they are voting for, and their visions for the ranch is important. When a position is up for election please consider running, or at least get to know the candidates and their views.

If you can not attend board meetings in person, you are welcome to write the board and let us know what you would like to see happen at the ranch. We are interested in your views on issues such as increasing fees and addressing plowing, parking, and paving concerns. Let us know what you think should be done, particularly related to the budget and what is being done with your money.

In the near future, the board will be making some significant decisions regarding these issues. Your participation in those decision is important.

This year we are dealing with some legal issues that will have a significant effect on the budget. It is unfortunate that these issues are a drain on the budget; however the issues must be resolved. Access to the ranch and the CC&R's

are other important issues. PMROA has been successful in two of the outstanding lawsuits. The court has ruled in favor of Pine Meadow/Forest Meadow in validating our CC&R's. However, another motion objecting to the ruling has been filed. The PMROA Board is also working to get the gates removed from Oil Well/Ridge Road. The court has ruled in our favor on several issues related this effort. The final issue goes to trial April 21,22,23. Thanks to those of you who volunteered to be witnesses.

Snowmobiles must be cleared out of the Gravel Pit parking lot as soon as the snow melts each year. The Gravel Pit parking lots are for winter parking only, not for summer storage. We have a towing contract in place with Park City Towing, and the Ranch Manager will tow abandoned vehicles in the lower two parking lots and the gravel pit parking lots starting June 30, 2004. Please remove your snowmobiles and trailers from the lots before then to avoid towing!

The PMROA Board asks that Land Owners mark/flag water meters, power meters, and personal property located close to the road. This will help prevent any damage when grading or plowing the roads.

We are looking for someone to help maintain the PMROA website. If you are interested please contact John Bergerson, Area 7 Representative.

As a reminder the area around Bobcat Springs is a water shed. There is no parking allowed at Bobcat Springs.

The discharge of a firearm of any kind within the ranch is prohibited. We have had reports of damage to cabins and personal property during the winter months. If you witness anyone using a firearm within Pine Meadow/Forest Meadow please contact the County Sheriff or dial 911.

As you may have heard by now, the PMROA Board, in an effort to save money on the cost of grading, has purchased a grader for the Ranch. This will reduce the cost of grading the roads within the Ranch as well as allow us to grade several times during the summer. It will also save us money on winter plowing. The Ranch Manager will be trained to operate and maintain the grader.

Please note that effective June 1st 2003, The PMROA will assess a \$1.00 per square foot impact fee for new additions to cabins and construction of out-buildings that exceed 200 square feet. These additions and new buildings need to be approved by the PMROA Board as well as Summit County.

Also effective January 1, 2002 the PMROA has assessed a \$2500 impact fee for new cabin construction, to help pay for road damage caused by new construction. Effective January 1, 2002, the Uniform Rules and Regulations for the Governance of Road Services, Parking Lots, and Common Areas of Pine Meadow and Forest Meadow Ranch went into effect. You can get copies of all Pine Meadow Ranch documents at the Copy Depot in Park City, and Original Copy and Print in Sugarhouse.

Roasting Marshmallows Over an Open Flame!

Few natural disasters can have the devastating effect on a mountain community such as Pine Meadows Ranch as a wildfire. With spring at hand and summer around the corner, we all need to be aware of the horrible potential that one careless match or flying spark from a camp fire can bring. Because we had a more normal snowfall this winter, we can expect to see greater growth in the brushes that provide ladder fuels. We live in a danger zone where services to fight a fire are limited and our first defense is our own awareness....Dan Heath.

If you see a fire burning please call the Sheriff dispatch at (435) 615-3600 or the Fire Department dispatch at (435) 640-2075. After notifying the authorities of any fire emergencies please notify our PMROA Ranch Manager, at (435) 901-8274. We must ensure that everyone

in the ranch does his or her part to keep the safety of our neighbors in mind. Please clear as much deadfall off your lot as you can. This will help if there is a fire.

Dogs, Dogs, Dogs Do You Have a Leash?



Have you noticed fewer deer and squirrel and more dogs in the ranch? Did you know it is illegal for a dog to chase deer or other wildlife in Utah? According to Summit County Animal Control Regulations, **"All companion animals (dogs) must be properly contained on the owner's property. When your dog is not on your property, it must be on a leash with a responsible person holding the leash."** Letting animals run loose is a violation of the ordinances. If an individual finds a stray dog or cat they must contact Summit County Animal Control within 24 Hours.



The Ranch is a mountain community and is governed by CC&R's, County and State laws. One of those is a leash law. The Board has been informed of children being bitten by stray dogs while snowmobiling on the ranch this winter as well as dogs barking. We need to keep control of our animals. The Board has authorized landowners to install one or two portable dog runs (no more than two). Dog runs need to be within 15 feet of the owner's cabin, no larger than 10' x 10' in size, chain link fence, kept clean of waste, and not located near a road. There are devices on the market that help contain dogs with in a confined area, such as an owner's property, through the use of electronic frequencies. We encourage owners to look into such devices.

If you observe a dog off a leash and not on the owners' property, detain the animal carefully, and make a call to Summit County Animal Control. If it is during business hours call Animal Control at (435) 336-4451 extension 3985. If it is after business hours call (435) 615-3600. They will come pick up the animal and attempt to make contact with the owner.

If you own a dog, please be considerate of your neighbors and keep your animals either on a leash or on your own property. Let's keep the Ranch pristine and enjoy the natural wildlife, which drew all of us to this area.



A word of "THANKS"

Pine Meadow Ranch Owners Association would like to express its thanks to Merrill Nelson for all of his hard work. Merrill has decided to step down and spend some time relaxing. Thanks Merrill, take care.

As a result of Merrill's resignation, PMROA is looking for a new Ranch Manager. If you are interested or know of someone who might be interested please contact Scott Boyle as soon as possible. The board will conduct interviews starting April 28th.

Clean Out Bar Ditches

We are asking for your help to clean out the bar ditches in front of your property. If the ditch is cleaned out, road erosion is cut to a minimum, and your home owners' dues go further! Please help us by cleaning the debris out of the ditch in front of your property.

Area 6 Representative

Joel Dunning has been appointed by the PMROA Board as the new Area 6 Representative. Joel owns lot PMG-34. You are welcome to contact him at 801-523-0268 with any issues you would like taken to the board meetings. Joel has been a resident of Utah for ten years, His primary residence is in Sandy Utah. He is married with one 14 year old child and works as an Administrator at Bonneville Jr. High School. Joel is excited to be part of the HOA Board and looking forward to serving our community. Welcome Joel.

Dumpsters, Dumpsters What Can We Do?

To those of you who clean out your cabins and throw building materials, bedding, mattresses, furniture, etc. in the dumpsters, please be considerate of owners who have regular trash to dispose of. If you are cleaning out your cabin, take the trash to the dump. The dumpsters are an eyesore and a sanitation liability when the garbage spills out onto the ground. Remember that trash on the ground is not picked up by our garbage collectors. If you see that the dumpsters are full please be courteous and take your trash home instead of piling it up outside the dumpsters.



Owners Association

Officers:

Scott Boyle- President	801-233-9254
Dan Heath- Vice President	801-599-9348
Scott Erickson- Secretary	435-901-2785
Ken Olsen- Treasurer	801-294-0943
Jeff Jensen- Area 1	801-560-9809
Scott Clausen- Area 2	801-969-1883
Mike Lloyds- Area 3	435-640-6892
Tracy Schilly – Area 4	801-641-8044
Mark Hodgson – Area 5	801-254-1087
Joel Dunning- Area 6	801-5230268
John Bergerson- Area 7	801-266-6991
Ranch Manager	435-901-8274

Off-Road Vehicles

Please remember that land around, as well as within, Pine Meadows and Forest Meadow is private property. It should not be necessary to post no trespassing sign all over the Ranch. We are responsible for teaching our children and guests to respect other people's property, in the mountains and in the city. Just because someone else has cut across a lot does not give you permission to do it as well. Let's be responsible riders. **If you are not going to stay on the road then stay off your ATVs, dirt bikes, or other off-road vehicles.**

ALL vehicles operated at the ranch must be properly licensed, have working mufflers, and be driven in a safe manner.

Tollgate Canyon

As you drive up Tollgate road this spring, you will notice that we made some substantial road improvements last year. Improvements will continue this year starting on the upper portion of the road.

While we are not excited about spending our money on roads outside the boundaries of the ranch, we do have a duty to our owners to maintain roads leading into the ranch. We have been talking about various options to offset the cost of maintaining Tollgate and possibly Forest Meadows Road as well.

Your dues of \$170 mainly cover road maintenance. Summit County currently collects over \$400,000 in taxes from owners inside Pine and Forest Meadows. They collect an additional \$200,000 from individuals who use Tollgate, but

are not members of the ranch. The Board has no ability to collect money from people outside the ranch. What do we get from the taxes collected by Summit County? Two dumpsters at the bottom of the canyon.

The bottom line is that road must be maintained. Our goal is to do that, and to spread out the cost, so we, as Pine Meadow owners, do not bear the entire cost of this maintenance. Tollgate Road is an expensive road to maintain properly. If we are not able to spread out these costs, the result will be a drastic increase in your homeowner's fees.

To be fair, there are a few generous owners outside the ranch who do contribute to the maintenance of Tollgate Road, but we cannot continue to rely on their generosity. As of the publishing of this letter, 15 owners have made financial contributions. We are asking for your support as we attempt to recover some of this tax money for use where it was collected.

WE NEED YOUR HELP!! We are seeking volunteers to be on a committee that will oversee the work on the road and continue to work with the Board to encourage the county to take some responsibility for lower Tollgate and Forest Meadow roads. This will not be a huge time commitment, and we can use any help you can give! Also, please contact your area representative and voice your opinion about how to handle the continued maintenance of the road! We need to hear from you, and want to know which direction to proceed!



Mountain Views is published
by Pine Meadow Ranch
Owners Association. If you

have any comments, suggestions or material
that you would like included in the next
edition, contact Scott Boyle or via e-mail at
sboyle@utah.gov

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