



Mountain Views

Pine Meadow Ranch Owners Association

www.pinemeadowranch.org

Fall 2007

President's Message

Please take a moment to read this official newsletter for Pine Meadow/Forest Meadow Ranch landowners. There is some important information you need to know as a Pine Meadow owner!



PMROA is responsible for plowing Tollgate Canyon road from the Freeway to the Gravel Pit. Any additional plowing within the Ranch boundaries requires permission from the PMROA. **If you intend on plowing to your cabin, you need to meet with the PMROA Board prior to plowing.** Those individuals that do not meet with the Board beforehand will be out of compliance with the PMROA Rules and Regulations and may face legal action. The requirements can be found on the web site. (See header of newsletter for address!).

Pine Meadow/Forest Meadow Ranch is growing and changing every day, as well as the area outside of the Ranch.

There are 820 lots in Pine Meadow/Forest Meadow which are owned by 750 people and there are 7 Area Representatives on the PMROA Board. This means that each Area Representative has about a hundred plus (100 +) lot owners to represent. As you can see by the numbers it is not possible for the Area Representatives to be in contact with each lot owners before or after each meeting of the PMROA Board. They need your help, please take a minute and contact your Area Representative on a regular basis to find out what is currently happening, what is planned, to let them know if there are issues you would like them to address and to tell them thanks for their efforts on your behalf. As a landowner you should be concerned with what direction the Board is moving in, what projects are scheduled, where your money is being spent and what are the future plans.

PMROA has policies in place to handle the parking issues; they just need to be enforced. If you see a problem you need to contact

a Board member, let them know the issue and/or inform the person or persons of the problem (if possible), then follow up with your area Representative. PMROA will tow your vehicle, snow machine and ATV's if:

- Left unattended on the side of the road for more than 24 hours
- Parked on the roads
- Left unattended in the gravel pit
- Parked in the gravel pit past June 15th.

If you have to leave your vehicle, notify the Ranch Manager as soon as possible. If the vehicle has a sticker the Ranch Manager will make one attempt to get in touch with the owner by phone. It is not the PMROA's responsibility to make sure that your contact information is up to date.

All snow machines need to be kept in the upper part of the gravel pit parking lot. Vehicles are to be parked in the lower parking lot. All vehicles and snow machines require a PMR sticker displayed in plain site (this includes guest vehicles). Any vehicles or snow machines without a sticker will be towed away.

The speed at which people are traveling on the roads is still a major issues. Please slow down and ask your visitors/contractors to adhere to the speed limits.

The PMROA ECC approval agreement for building has been changed to keep up with new county regulations.

Thanks for your patience during the paving and road repairs this summer. PMROA has tried to improve as many roads as financially possible this summer. PMROA won't be able to finish the paving of Tollgate Canyon road in 2008. The 2008 budget needs to be used within the ranch to improve roads that were torn up with the replacement of water lines. FYI, the upper section of Tollgate Canyon road was done with private funds.

Roads in and around the Ranch have public access, however, when you leave the road it becomes trespassing. You have the right to travel on the roads inside the ranch and around the Ranch, you can travel to the orange gate and turn around, but you do not have the right to vandalize signs or remove covers protecting trees. Please respect others property as you would want for your own.

There are forms at the bottom of tollgate canyon to log your in-kind service hours for cleaning up your lot for fire safety.

I would like to take some space to express my thanks to all those who have served on the Board

with me the past ten years. Every one has put in so much time and effort in making the Ranch what it is today. I would ask you to support your Board, be involved in the business of the Ranch. It will take every one's efforts to make sure that the Pine Meadow/Forest Meadow Ranch stays the place that you and I want it to be.

Take Care and Hope to See You at the Ranch!

Scott Boyle
PMROA President

From the Board

PMROA is currently without a Ranch Manager. At this time the Board is looking at options to fill this need.

The PMROA Board has increased the annual fees starting January 2007. The cost of maintaining the roads in and out of the Ranch has increased over the past several years and with the recent increase in fuel it has become difficult for the Board to keep up with the needed repairs. The Board has developed a fee structure that we believe is acceptable and equitable to all landowners. The Board felt that the increase should reflect the use of the land.

- Vacant land : \$200

- Land with a cabin that is not a primary resident : \$250
- Land with a cabin that is a primary resident : \$350

Example 1: Owner 1 has one lot with a cabin and another lot vacant. Fees would be \$250 for the lot with a cabin and \$200 for the vacant lot.

Example 2: Owner 2 has a cabin, which is a primary residence and 2 vacant lots. Fees would be \$350 for the lot with a cabin and \$200 for each vacant lot.

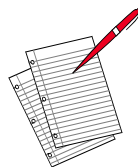
Must Know Information

Past Changes and Increases:

As of January 1, 2007 the impact fee was increased to \$5000.00. The increase is necessary because of the increase in construction during the wet months. The impact fee will help pay for road damage caused by heavy equipment used in new construction.

As of June 1st 2003, The PMROA will be assessing 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 must be approved by the PMROA Board as well as Summit County.

On 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. The PMROA Board (ECC) requires that the Authorization Notice for new building from the PMROA be posted along with the County building permit. If you notice new building occurring without this notice please contact your Area Representative.



ATV's & Off-Road Vehicles



The Home Owners Association has received several complaints regarding ATVs and off-road vehicles. Some of the complaints include: excessive speed, number of adults and children riding on vehicles, age of the operators, and noise. These issues must be addressed by each and every off-road vehicle operator. The speed limit on the Ranch is 15 MPH. This includes ATV's and off-road vehicles. Please slow down when driving around the Ranch. If you would like further information on the requirements for driving an ATV or any other type of off-road vehicle please visit www.parks.state.ut.us.

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

ALL vehicles must be driven only on established roadways. Please make sure motorcycles and four wheelers don't cut across private property.

Trailers-Bring 'EM Down



Have you got a trailer up on the ranch? Now is the time to move it to storage in the valley, even one with a wood shelter. Our heavy snow can smash in the roof of even the strongest trailer and the CC&Rs (covenants) for Pine Meadow/Forest Meadow requires the removal of all trailers from the ranch on or before OCT 1st. Trailers are welcome back on the ranch after May 1st.

Hunting Season



We are entering hunting season already. It is very important for owners to keep their eyes open. Please be aware of your surroundings and what is going on. If you see anyone hunting or shooting please call 911 and the Fish and Game Department at 800-662-3337 We would like to express the importance of keeping our ranch safe, not only for our families, but also for the wildlife. We have heard that there are hunters coming into the ranch (trespassing), flushing the animals out of Ranch boundaries, and shooting them. If you are aware of a situation such as this please make the call.

Fish&Game North Region 801-476-2740
Poaching Hotline 800-662-3337
Sheriff 435-783-4356
or 911

ANNUAL MEETING



The Annual meeting for the Pine Meadow Ranch Owners Association will be held on November 8, 2007 at 7:00 P.M. at the Park City Academy. Take the Pinebrook/Jeremy Exit. The address is: Park City Academy 3120 Pinebrook Road Park City, Utah

The positions that are open and need to be filled are;
President – 2 year (finish term)
Treasure – 3 year
Area 2 – 3 year term
Area 6 – 3 year term

Take a moment to contact candidates to learn about their views/options before the election. **Your vote does make a difference.**

Culverts in Driveways

Please help the ranch by taking sometime and clear your driveway culvert out and make sure that the bar-ditch on either side is clear of debris. If you see a culvert that needs to be cleaned, please take a minute and clean it out. This will help maintain the roads and save the association money.

To help reduce the wear and tear on our roads landowners must install culverts in their driveways, if you don't already have one. Landowners need to contact the Ranch Manager before installing culverts. The Ranch Manager needs to approve the installation. Culverts need to be 12' in diameter. The PMROA will help with installation if the land owner buys the culvert. Please refer to the Rules and Regulations section 4.5. Area Representatives will contact owners where there are problems.

Owners Association 2007 Officers:

Scott Boyle- President	801-557-9463
Dan Heath- Vice President	801-599-9348
Suzanne Larsen Secretary	801-262-5659
Bob Burdette- Treasurer	801-485-2114
Scot Erickson - Area 1	435-901-2785
Scott Clausen- Area 2	801-755-4964
George Ramjoue - Area 3	801-673-3356
Jennifer Kanzler – Area 4	435-640-2149
Bruce Hutchinson – Area 5	801-466-9100
Hutch Foster- Area 6	435-901-0163
Robert Warnock- Area 7	801-815-7617
Ranch Manager	435-901-8274

A word of "THANKS"

Pine Meadow Ranch Owners Association Board would like to express thanks to the 2007 Board members who choose to get involved and fill vacant position on the board. Thanks for your hard work and volunteering to serve. Thanks to Jim Wilson for his work as the Ranch Manager.



Trespassing

Please remember that land around, as well as within, Pine Meadows and Forest Meadows 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. Please be responsible riders. Roads in and round the Ranch our public access, however, when leaving the road it becomes trespassing. You have the right to travel on the road to the orange gate and turn around, but do not have the right to vandalize signs or remove covers protecting trees. Please respect others property as you would want for your own.

Dumpsters, Dumpsters What Can We Do?

To those of you who clean out your cabins and throw your building materials, bedding, mattresses, furniture etc. in the dumpsters, please be considerate of the other owners who have regular trash to dispose of. If you are cleaning out your cabin take the trash to the dump. The dumpsters are becoming an eye soar to the entrance of our ranch when they are spilling garbage over onto the ground. Remember that the garbage men do not get out to pickup the trash on the ground. If you see the dumpsters are full please be courteous and take your trash home instead of pilling it up outside the dumpsters.



C. E. R. T. Team

CERT Team - Certified Emergency Response Team. When a call goes out to 911, 20 local residents are then notified in an effort to respond to all PMR emergencies before County emergency personnel can get there. They assist emergency personnel in locating the emergency, crowd control and evacuation off the mountain if necessary. They also have been trained in fire extinguishing and first responder first aide. A BIG thanks goes out to these people.

Mountain Views

P.O. Box 520897

Salt Lake City, Utah 84152-0897

CC&Rs

The Covenants, Conditions and Restrictions (CC&Rs) govern the use of the land in our Ranch. They are extremely important to the effective management of the Ranch and are in place to protect your investment. Simply because our property is in the mountains does not mean we can do whatever we want with this property. The CC&Rs help the PMROA make sure that all property owners in the Ranch maintain their responsibility to the community. The PMROA requires that property owners follow the CC&Rs. However, with 830 lots within the Ranch, it is not possible for the Board to know everything that is going on all of the time. We need your help. Please make yourself familiar with the CC&Rs and if you see a problem or what might be a possible problem please contact your Area Representative. Using the CC&Rs we can work together to make the Ranch an enjoyable and lasting investment for all owners.



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
