



Mountain Views

Pine Meadow Ranch Owners Association

www.pinemeadowranch.org

Summer/Fall 2006

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!

- Posting your lot number and/or address on your property.
- Increase in Pine Meadow Ranch Owner Association fees.
- Towing of Vehicles

PMROA is requiring lot owners to post their lot number and/or address at the entrance of their driveway or by the road in front of their lot. This is to benefit emergency personnel and the County Sheriff's office. Signs should stand about 5 feet high and be easy to locate so that they will be of use in the winter months as well.

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!). There is a survey at the end of this letter. The board would like you to take a minute and respond, this could have an impact on the ranch budget.

Pine Meadow/Forest Meadow Ranch is growing and changing every day, as well as the area outside of the Ranch. There is always something happening. The Board meets twice a month

to discuss the business of the Ranch and it is difficult to let you know everything that is happening. As a landowner you may 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. It is important that you keep in touch with your area Representatives.

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 road during the winter months
- 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.

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

Something that I learned recently about the way my propane tank was facing. After dealing with a lighting fire next to my cabin, Bryce Boyer the Summit County Fire Warden, mentioned to me that I should not have the end of the tank facing my cabin in case the tank blew, the end cap would go through the cabin. Well the next day in the paper there is an article about a fire in Lehi, the propane tank blew sending the end cap through the building. If your propane tank, like mine, is facing your cabin, you might want to move it.

Take Care and Hope to See You at the Ranch!

Scott Boyle
PMROA President

From the Board

The Board has developed a policy regarding use of fire pits within the ranch. This policy will be on the web site in the next two



weeks and will be in the next news letter.

The time has finally come for the PMROA to look at increasing the fees we pay each year starting 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 been successful in recent years with improving the Ranch; however, with the increase in building, the current fee of \$170 per lot isn't going as far as we need it to. The Board has increased the impact fee for new building to \$3,000 and is now looking at increasing that to \$5,000 for those who build during the months of October through May.

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. The Board is proposing the following:

- Vacant land would increase to \$200
- Land with a cabin that is not a primary resident would increase to \$250
- Land with a cabin that is a primary resident would increase to \$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.

ATV's & Off-Road Vehicles



Pine Meadows Motocross?

While on a walk this evening, I had the most unfortunate type of encounter. It was a rabid man on a loud dirt bike. Sound familiar? (At least the bike?) In the meadow just below Windy Ridge, an old red Honda and its rider rolled past me. We exchanged nods. Ignoring the loud vroom of the motor, my pup and I strolled along.

Then I saw something I thought I only imagined in a Sierra Club horror movie. The rider 'gunned it' into the untouched brush, through the aspen, across the trail, and into the brush again. It was his flashy showmanship that really struck me. Back and forth he went, ripping out the vegetation with his smoking tires. I screamed. "Hey!" "Hello!" "Excuse me!" Finally, after waving my arms as if in the midst of an exorcism, I flagged him down. I greeted him, suggested he stay on the trails, explaining that the land was private property, and that the regulations don't permit off-trail riding. After dropping the 'F-bomb' and revving his engine few times, he defended his habits. He explained to me that I, nor any other *mountain biker*, (was I on my bike?) had no right to tell him where he can ride. "I bought a place up here so I can ride wherever the [bleep] I want." Really? He told me that I was a bad neighbor for confronting him. After all, he shouted, "I own a place up here. It's not against the rules. And I asked Dan Heath." Well news flash Honda-boy : So do I. It is. And you didn't ask Dan Heath. Last, you

wouldn't give me your name when I asked, so I am forced to make your stupidity a public issue.

I am offended that someone who claims to be my neighbor finds satisfaction in destroying our neighborhood. It is happening more often than I'd like to admit. I'm calling on our community to raise awareness of behavior like this. So to the responsible land owners, next time you are out to enjoy the peace and quiet, watch out for the folks who own "a place up here so [they don't] have to follow rules". Get a name, get the plates. Call an area representative. Report the damage being done. Help keep Pine Meadows a recreational and residential environment we can be proud of. Thanks to my area rep, Mike Lloyd, for addressing this situation with me. -Karen Campbell

Paving

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 is expecting to finish the paving of Tollgate Canyon road next year. FYI, the lower section of Tollgate Canyon road was done with private funds.

Culverts in Driveways

The storm that hit the ranch on Aug 1st did a number to the roads and the bar-ditches. There is a lesson to be learned. Most of the culverts became clogged with debris and slit causing the water to run across the roads. Please take sometime and clear your driveway culvert out and make sure that the bar-ditch on either side is clear of debris.

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. 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

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 piling 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.

Owners Association 2006 Officers:

Scott Boyle- President	801-557-9463
Dan Heath- Vice President	801-599-9348
Stephanie Proffitt Secretary	801-891-4663
Alissa Effland- Treasurer	310-849-2652
Scot Erickson - Area 1	435-901-2785
Scott Clausen- Area 2	801-755-4964
John Piotrowski - Area 3	801-915-3853
Jennifer Kanzler – Area 4	435-640-2149
Mark Hodgson – Area 5	801-254-1087
Joel Dunning- Area 6	801-523-0268
John Bergerson- Area 7	801-891-4923
Ranch Manager	435-901-8274

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 CCR&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 contacts 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

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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

We Need Your Feed Back

Earlier this year Pine Meadows/Forest Meadows Residents/land owners responded in large numbers to an informational survey regarding safety and road conditions on the ranch. For issues falling under the Home Owner's Board's jurisdiction, the majority of owners identified road safety and access as "very important" For the entire survey's results please refer to <http://www.pinemeadowranch.org>

Presently, plowing funded by the Home Owners Association covers Tollgate Canyon Road to

Arapahoe and on to the gravel pit (All other roads are privately maintained). This current route only allows access to the winter parking through Pine Meadows, not Forest Meadows. The 2005 – 2006 winter plowing expense was over \$13,000.00 to plow from the freeway to the gravel pit parking lot.

Please answer the following:

1. Would you support the use of Home Owner's equipment to plow Forest Meadows Road to

connect with the current route, forming a loop that would allow two winter access routes for parking?

YES NO

2. Would you support the use of Home Owner's dues to fund this new route (exact route to be determined by Ranch Manager, all other routes will be privately maintained)? The cost is estimated at \$13,000.00.

YES NO

3. Please indicate your residential status:

Full-time resident

Part-time resident

Own land, no home

4. Please feel free to include your own comments and the area of the Ranch in which you are an owner:

AREA _____

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