



# Mountain Views

Pine Meadow Ranch Owners Association

[www.pinemeadowranch.org](http://www.pinemeadowranch.org)

Winter 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!



- Increase in Pine Meadow Ranch Owner Association fees.
- Towing of Vehicles

### **The PMROA Board will be holding a annual meeting on February 27, 2007 at the Trail Side Building located at 5715 Trail Side Drive**

**Park City.** The purpose of this meeting is to ratify the increase in the annual assessment starting with the 2007 year. The PMROA mailed a ballot out with the board elections to get input from each land owner. Results were in favor of the increase. PMROA requires that a meeting be held to officially ratify the increase. Your attendance will be appreciated. This is the only item on the agenda, so the meeting will be brief.

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 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 having your phone number makes it easier to reach you if a problem arises with your land or vehicles. Please contact Carol with your information.

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 15<sup>th</sup>.

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.

Owners have been receiving mailings from companies and persons offering to buy land at ridiculous prices, please beware.

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.

Directions to Trail Side drive from SLC or the Ranch. Take the Heber city turn off. Take the next exit (Home Depot), turn right and follow the road to Trail Side.

Take Care and Hope to See You at the Ranch!

Scott Boyle  
PMROA President

## From the Board

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 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.

## Must Know Information



Past Changes and Increases:

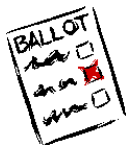
**As of January 1, 2007 the impact fee was increased to \$5000.00.** The increase is necessary because of the increase in construction during the wet months. The impact fee will help pay for road damage caused by heavy equipment used in new construction.

As of June 1<sup>st</sup> 2003, The PMROA is 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. You can get copies of all Pine Meadow Ranch documents at the Copy Depot in Park City, and Original Copy and Print in Sugar House as well as on the website. 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.

## Elections Results



President – Scott Boyle  
Secretary – Suzanne Larsen  
Treasurer – Bob Burdette  
Area 5 – Bruce Hutchinson  
Area 7 – Robert Warnock

## Owners Association 2006 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
John Piotrowski - Area 3	801-915-3853
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 2006 Board members who choose to get involved and fill vacant position on the board. Thank for your hard work and volunteering to serve.



## 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 – Community Emergency Response Team.

- 18 of your neighbors have completed CERT Training this past year.
- The CERT teams can be dispatched by calling 911.
- In the event of an emergency, CERT members will determine the best emergency exit and direct traffic with CERT members and portable emergency exit signage.
- Landing Zones for helicopters have been established.
- We are looking for more recruits for next year's training. It's an 8 week course (1 night/week). Please contact Diane Murphy at 435-615-7071 if you are interested in participating.
- Please call Summit County Dispatch (615-3600) with your cell number (s) and your address so that emergency services will have your location and know how to contact you in an emergency.

# *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 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 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](mailto:sboyle@utah.gov)

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