



Mountain Views

Pine Meadow Ranch Owners Association

Fall & Winter 2003

President's Message

We have completed two major projects this summer, paving Tollgate Canyon road and repairing the upper half of Forest Meadow road. We were able to grade and mag water the main roads within the ranch, install new road signs and replace those that have fallen down. We'll be gearing up to do our own plowing this winter. Tollgate canyon to the Gravel pit will be cleared by the PMROA. Winter parking will be provided at the Gravel pit. Vehicles parked along the road will have a boot attached and/or will be towed.



Merrill has done an excellent job this year as the Ranch Manager. If you get a chance, let him know how much you appreciate the fine work he has done.

Thanks to all of you for adhering to the **No Fire** restrictions. This helped us get through another dry year without major problems.

The speed people are traveling on the roads and trespassing are still major issues. We had deer hit/killed on Pine Meadow Drive and Navajo Road this month. Please slow down and stay on the roads.

The PMROA Board is still working on getting the gates removed from the Oil Well / Ridge road.

Please note that effective June 1st 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.

Also effective January 1, 2002 the PMROA started assessing a \$2500 impact fee for all 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. 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 going on with out this notice please contact your Area Representative.

Trailers-Bring 'EM Down



Have you got a trailer up on the ranch? Even one with a wood shelter? Now is the time to move it to storage in the valley. 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.

Enjoy

The fall season is one of quiet and color at the ranch. Please take time to slow down and enjoy our incredible mountain. Take a walk or drive and enjoy the scenery and wildlife. Hiking, biking and just sitting are great in the cool crisp air of fall.



Annual Meeting

The Annual meeting for the Pine Meadow Owners Association will be held on **November 5, 2003 at 6:30 P.M.** in the center court at Echer Hill Middle School. Park on the southeast side of the school. The address is
Echer Hill Middle School
2465 West Kilby Road
Park City, Utah



The easiest way for people coming from Salt Lake to get to Echer Hill Middle School is to take the Jeremy exit, turn right (south of I-80), and turn left on Kilby Road (headed east). Follow the frontage road to the school. The school is on the south side of the road next to the fire station.

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. Merrill and Jim Chandler will be handling deer hunt security this year and you can also contact them. 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 and Game North Region 801-476-2740
Poaching Hotline 800-662-3337
Sheriff 435-783-4356 or 911

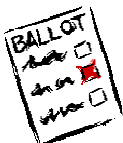
ATV's & Off-Road Vehicles



The Home Owners Association has received several complaints regarding ATV's 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.



Elections

With fall on the way it is time to think about electing new members to the Pine Meadow Owners Association Board. The elections will take place at **the Annual Meeting on November 5, 2003.**

The following positions are open and need to be filled are: President, Area 3 Representative, Area 5 Representative, and Area 6 Representative. You must be current on your HOA dues as of 30 days prior to the election and own property in the area to run for an Area Representative position. The President position is open to all members in the ranch who are current with their dues as of 30 days prior to the election.

The following individuals have been nominated for the positions open for election:

President --	Scott Boyle 801-233-9254 Dan Heath 801-599-9348
Area 3 --	George Ramjoue 801-943-6386 Mike Lloyd 435-640-6812
Area 5 --	Steve Treseder 801-571-1869 Mark Hodgson 801-254-1087
Area 6 --	Richard Weeks 435-640-8229

Take a moment to contact these individuals to learn about their views/options before the election.

Snow Removal



PMROA will plow Tollgate Canyon to the gravel pit again this winter. The gate at the gravel pit will be closed and locked for winter use starting November 18. If you need a key, send a written request to the PMROA with \$5.00. PMROA will issue one key per lot.

If you intend to plow or hire someone to plow any other road within the ranch boundaries you must submit your proposal to the PMROA board along with current insurance requirements of the person or company doing the plowing. This must be done each year. The PMROA board will issue a new contract if the proposal is approved. If you have any questions, please contact the PMROA board.

Volunteers Needed



We are looking for volunteers to be part of the election committee. If you are interested please contact Scot Erickson at (435) 901-2785. You cannot be a volunteer if you are running for a position or are related to a candidate.

A word of "THANKS"



Pine Meadow Ranch Owners Association would like to express its thanks to Roger Barrus for his hard work over the past six years as Area 3 Representative and Treasurer. Thanks to Andy Walshe Area 6 Representative, Mike Lloyd for filling in as Area 3 Representative, and Mark Hodgson for filling in as Area 5 Representative.

Culverts in Driveways

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.

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. Please be careful of power lines when cleaning out the ditch.

Using the Gravel Pit Lock

The gate at the gravel pit will be closed and locked this winter. The lock at the gravel pit is designed so that the key stays in the lock when the lock is open. Insert your key and turn to open the lock. Leave the key in the lock until you're ready to close the gate and lock the lock again. At this point your key can be removed from the lock. **Do not try and remove your key when the lock is open.** The PMROA has had to repair the lock several times because owners are forcing the key out.

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.

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 and enjoyable and lasting investment for all owners.

Land Sales



PMROA board has elected to sell the land that it owns, which includes several lots inside/outside of the ranch boundaries. The CC&Rs require a majority vote from the members to do this. This vote will be conducting at the annual meeting. Proceeds from the sales would be used for improvement of Pine Meadow Ranch roads and the parking lots at the gravel pit. Lots will be sold as needed.

Owners Association

Officers:

Scott Boyle- President	801-233-9254
Dan Heath- Vice President	801-599-9348
Scott Erickson - Secretary	435-901-2758
Ken Olsen – Treasurer	801-294-0943
Jeff Jensen - Area 1	801-560-9809
Scott Clausen - Area 2	801-969-1883
Mike Lloyd - Area 3	435-640-6812
Tracy Schilly - Area 4	801-641-8044
Mark Hodgson - Area 5	801-254-1087
Andy Walshe - Area 6	435-640-8573
John Bergerson - Area 7	801-266-6991
Merrill Nelson - Ranch Mngr	435-901-8274

Dumpsters, Dumpsters What Can We Do?

Many Ranch owners clean out their cabins and throw building materials, bedding, mattresses, furniture etc. in the dumpsters. Please be considerate of owners who have regular trash to dispose of in the dumpsters. If you are cleaning out your cabin, please take the trash to the dump. The dumpsters detract from the spectacular beauty of the Ranch when garbage spills out onto the ground. Our trash removal does not include someone getting out to pick up the trash on the ground. If you see that the dumpsters are full, please be courteous and take your trash home instead of piling it up outside the dumpsters.



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 at 233-9254 or via e-mail at sboyle@utah.gov

Mountain Views

P.O. Box 520897

Salt Lake City, Utah 84152-0897