



# Mountain Views

Pine Meadow Ranch Owners Association

Fall & Winter 2004

## President's Message

We have completed two major projects this summer, road repair in Plate A and the settling of legal issues.

Thanks to Jim's efforts PMROA has been able spread some roadbase on roads that were in need. Jim has started repairing the lower part of Forest Meadow Road. We were able to grade and mag water the main roads within the ranch, install culverts, install new road signs and replace those that have fallen down. We are 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.

The PMROA purchased a CAT grader in September. This grader is equipped with the necessary tools to enable PMROA to plow Tollgate Canyon and the parking areas. The John Deere grader is on consignment at a heavy equipment sales lot. Please be prepared to yield to the grader when driving on the roads. Additionally, PMROA sold 7.5 acres of land in Tollgate Canyon this past month.

If you haven't already heard our new Ranch manager is Jim (Whisky) Wilson. Jim started with us in June year and has done an excellent job. Jim brings years of experience using heavy equipment and road construction knowledge. If you get a chance, let him know how much you appreciate the fine work he has done. Once again, thanks to Merrill Nielson for his work.

Thanks to all of you for adhering to the **No Fire** restrictions. This helped us get through another dry year without major problems. There were a couple of lighting fires; however, due to the quick actions of our landowners and the fire fighters they were contained quickly.

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.

The PMROA spent just over \$56,000.00 in legal fees this year. The largest cost was to settle the lawsuit over the gate on Oil Well/Ridge Road. The court ruled that PMROA has the right to use this road as long as it is passable by wheeled vehicles. During the winter months this road will be closed to off road vehicles and snowmobiles.

**Please note that effective 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.**

**Currently the PMROA assesses a \$2,500.00 impact fee for all new cabin construction. Effective January 1, 2005 that impact fee will be increased to \$3000.00. 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.**

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 are in 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 occurring without this notice please contact your Area Representative.

Take Care and Hope To See You At The Ranch!  
Scott Boyle  
PMROA President

## 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 those with wood shelters. Our heavy snow can smash in the roof of even the strongest trailer and the CC&Rs (covenants) for Pine Meadow/Forest Meadow require the removal of all trailers from the ranch on or before OCT 1<sup>st</sup>. Trailers are welcome back on the ranch after May 1<sup>st</sup>.

## Annual Meeting



The Annual meeting for the Pine Meadow Owners Association will be held on **November 11, 2004 at 7:00 P.M.** at Central High School. Entrance to parking is on 3900 South just east of the school. The address is  
Central High School  
501 East 3900 South  
Salt Lake City, Utah

The school is on the North side of the road.

## Hunting Season



We are entering hunting season. 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. Jim Wilson 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

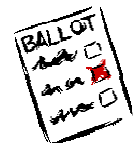


The Home Owners Association has received several complaints regarding ATV's and off-road vehicles. Some of the complaints

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](http://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. Candidates will be given an opportunity to address landowners and answer questions at the **Annual Meeting on November 11, 2004.**

The following positions are open and need to be filled: Secretary, Treasure, Area 2 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 Secretary and Treasure positions are 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:

Secretary --

Treasure -- Ken Olson 801-294-0943

Area 2 -- Scott Clausen 801-755-4964

Area 6 -- Jon Bronson 801-524-2100

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

## Snow Removal

PMROA will plow Tollgate Canyon to the gravel pit again this winter. Please yield to the grader when driving up and down the canyon. The gate at the gravel pit will be closed and locked for winter use starting November 30. If you need a key, send a written request to the PMROA with \$5.00. PMROA will issue one key per lot. **Snow equipment and trailers need to be stored in the upper parking lot at the gravel pit so Jim can keep the lower lot plowed.**



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 for 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.

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## Volunteers Needed

We are looking for volunteers to be part of the election committee. If you are interested please contact Scott Boyle at (801) 492-6605. You cannot be a volunteer if you are running for a position or are related to a candidate.

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## Owners Association 2004 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

## A word of "THANKS"

Pine Meadow Ranch Owners Association would like to express its thanks to Ken Olson and Scot Erickson for their hard work over the past three years as members of the Executive Board. Thanks to Joel Dunning for filling in as Area 6 Representative and Scott Clausen as Area 2 Representative.

## Culverts in Driveways

To help reduce the wear and tear on our roads landowners must install culverts in their driveways. 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.

## 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 homeowners' 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.



# 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 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 PMROA has sold one piece in Tollgate Canyon and has two others for sale.



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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