



Mountain Views

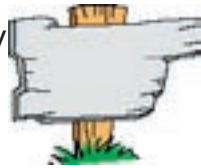
Pine Meadow Ranch Owners Association

www.pinemeadowranch.org

Fall/Winter 2006

Lot Number or Address

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. **PMROA would like this completed as soon as possible.**



HOA OPPOSED TO NEW DEVELOPMENT

Something you should know, there have been individual(s) who have contacted the building and planning department and owners within Pine Meadow/Forest Meadow ranch regarding the transferring of development rights from inside the ranch to just outside the ranch. The Pine Meadow Ranch Owners Association would like to express its **opposition** to this request and invite you to do so as well.

The Pine Meadow Ranch Owner's Association (which encompasses Pine Meadow and Forest Meadow) collects impact fees for building new structures and additions to help offset the cost of the damage done to the roads during construction. We also collect yearly fees, home owner's fees and water fees. In addition, we have the ability to levy fines for mis-use/mistreatment of the roads and land. But we can only monitor and collect from the HOA membership of the ranch. The developer would like to transfer owners' development rights to a location just outside the ranch that can be accessed only by using roads that the ranch has the responsibility of maintaining. Pine Meadow/Forest Meadow would feel the impact of this development by the **HOA not being able to collect money to repair the roads they damage or to issue fines for improper use.** We feel this situation is inequitable. It is the position of the Pine Meadow Ranch Owners Association board that this should **not be allowed to occur in any and all variations.**

We would also like to mention another concern - which is the wildlife habitat. The area that

these individuals plan to build is zoned 1 house to 40 acres. The areas that the building rights would come from are areas zoned much more densely. If the dense building sprawls to areas that are now open land, the wildlife will feel the impact as well.

Snow Plowing Requirements

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 the road 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 not be in compliance with the PMROA Rules and**



Regulations and will face legal action.

Winter Roads

During the winter months **any vehicles parked on the roads will be towed.** Winter driving habits need to be followed within the ranch, many of the roads become icy and very slick. The speed limit through the Ranch is 15 mph. - when going up Tollgate Canyon Road after the Oil Well turn off.

Winter Use of the Gravel Pit

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, ATV's 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.**



Please take a moment to look at the PMROA documents on the ranch website, www.pinemeadowranch.org