



Mountain Views

Pine Meadow Ranch Owners Association

June 2002

Presidents Message

As the summer begins the PMROA board is getting busy. The board is currently working with the landowners to get the lower part of the Forest Meadow road upgraded. This year's major project will be fixing the washed out area of Porcupine road, repairing Tollgate Canyon Road and finishing the second winter parking lot.

Snowmobiles need to be cleaned out of the Gravel Pit parking lot as soon as the snow melts each year. The Gravel Pit parking lots are for winter parking only, not for summer storage. We have a towing contract in place with Park City Towing, and the Ranch Manager will be towing abandoned vehicles in the lower two parking lots and the gravel pit parking lots starting July 1.

The PMROA Board made a positive step forward this past year with the winter parking and hope to continue to solve the winter parking issues. The board will be working towards a solution for winter parking for the Forest Meadow area.

Please take note that effective January 1st the HOA will be assessing a \$2500 impact fee for new construction, to help pay for the road damage that is being caused due to new construction. Also effective January 1st 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.

Personal Thanks to A.B. Johnson for all his time and hard work on the board over the past six years. A.B. held three positions on the board simultaneously (Area 7, Secretary, PMROA Representative on the Water Board), for the last two years. Thanks A.B.



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

Roasting Marshmallows Over an Open Flame!

NO OPEN FIRES!!!

Last summer we put out 5 unattended fires where people who had started them had simply failed to completely extinguish the fires and gone back down the mountain ignorant of the fact their fires were about to rekindle during the night. This year we are starting out earlier.

There are to be absolutely **NO FIRES** this summer. If you have an approved fire pit there is to be **NO FIRES**. If you see a fire burning please call the Sheriff dispatch at (435) 615-3600 or the Fire Department dispatch at (435) 640-2075. The danger in burning fires this year is extremely higher than last year, and we would like to make sure everyone in the ranch does their part to keep the safety of their neighbor's in mind. We have already had an incident where a gentleman had two bonfires burning on his lot at different ends. He was approached by the Ranch Manager and Dan Heath and told of the danger and repercussions of his actions. In response to their concerns they were told he had 20 years of experience and did not extinguish the flames. The gentleman ended his stay and put the fires "out" and went home. However one of the fires rekindled and it was thanks to neighbor's that noticed the blaze and put the fire out. This is unacceptable. If you are caught with an open fire the authorities will be notified immediately. After notifying the authorities of any fire emergencies please notify our PMROA Ranch Manager, Merrill Nelson at (435) 901-8274.



Dogs, Dogs, Dogs Do You Have a Leash?



Have you noticed fewer deer and squirrel and more dogs? Did you know it is illegal for a dog to chase deer or other wildlife in Utah? According to Summit County Animal Control Regulations, " All companion animals (dogs) must be properly contained on the owners property, when your dog is not on your property, it must be on a leash with a responsible person holding the leash." " Letting animals run loose is a violation of the ordinances, if an individual finds a stray dog or cat they must contact Summit County Animal Control within 24 Hours."

How Do We Handle The Situation?

If you observe a dog off a leash and not on the owners' property, detain the animal carefully, and make a call to Summit County Animal Control. If it is during business hours call Animal Control at (435) 336-4451 extension 3985. If it is after business hours call (435) 615-3600. They will come pick up the animal and attempt to make contact with the owner.

If you own a dog, please be considerate of your neighbors and keep your animals either on a leash or on your own property. Let's keep the Ranch pristine and enjoy the natural wild life, which drew all of us to this area.

Thank You Note

The HOA Board would like to express our thanks to Greg Pack for his work on Tollgate Canyon road this spring. Greg has helped install a drain by the Oil Field road and clean up the large rocks free of charge. Thanks.



Say Hello To.....

Pine Meadow Ranch Owners Association has hired a Ranch Manager. We would like to welcome Merrill Nelson on board. Some of Merrill's responsibilities will be road maintenance, signs, short and long range improvement plans, developing proposals, acquiring bids, supervising construction on the roads, fire watch (prevention & violations) and working with Jerry & the Water Board.

Welcome Aboard Merrill.

Area 6 Representative

Andy Walshe is the new Area 6 Rep and would like everyone to know a little bit about himself. Andy has been a landowner for 4 years and has just recently become a full time resident. Although he has a hectic work schedule he will attend all HOA meetings when he is available. Please feel free to contact him of any concerns or issues you may have so that they can be brought to the attention of the board and be addressed appropriately. The easiest way of getting a hold of him is via e-mail at awalshe@ussa.org

Welcome Andy

Area 4 Representative

Maynard Koncar is the new Area 4 Rep and would like everyone to know a little bit about himself. Maynard has been a property owner for 6 seasons. He loves the breath taking views, blue skies, and abundant wildlife. His summer home is located at C-28 and his winter home is in Sandy Utah. You are welcome to contact him at (801) 572-1296 with any issues you would like taken to the board meetings. If you would like to attend a meeting they are held on the second and fourth Tuesdays of every month.

Welcome Maynard

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 pick up 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.

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
Roger Barrus- Area 3	801-292-2266
Maynard Koncar- Area 4	801-572-1296
Steve Howard- Area 5	435-901-8092
Andy Walshe- Area 6	801-558-0534
John Begerson- Area 7	801-266-6991
Merrill Nelson- Ranch Mngr	801-924-3378

ALL vehicles must be driven only on established roadways. We need to make sure motorcycles and four wheelers don't cut across private property.



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 Jamie Boyle at 281-0361 or via e-mail at jboyle13@msn.com

Trespassing

Board Members have stopped several individuals riding ATV's across property down by Bobcat Springs in the past several months. When the board members have approached the people riding they were told, " Well It's Not Posted. Or it's not like we are the first ones". Lets take a minute and think about what Pine Meadow Ranch would look like with signs posted "No Trespassing." Lets also think how ridiculous it is to have to post these signs around our ranch and the cost it would take to do this. If we were to post four signs on each side of a lot and times that by eight hundred and thirty lots. That would equal to be about thirteen thousand, two hundred and eighty orange and black signs all over the mountain. Wouldn't that look great??

Is it necessary to have signs posted on property in a sub division in the middle of Sandy City, Salt Lake City or Park City? Just because Pine Meadow Ranch is located in the mountains doesn't mean it is not a neighborhood community. We need to teach our children and friends to respect other people's property, in the mountains or in the city. Just because someone else has cut across a lot does not give you permission to do it as well. Let's be responsible rider's, if you are not going to stay on the road then stay off the ATV's.

Off-Road Vehicles

The owners association has already received some complaints about inappropriate use of off-road vehicles at the ranch this spring.

We should remember that ALL vehicles operated at the ranch be properly licensed, have working mufflers, and be driven in a safe manner.

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