



# Mountain Views

Pine Meadow Ranch Owners Association

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

Winter/Spring 2006

## 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!

- Posting your lot number and/or address on your property.
- Where to locate the PMROA Plowing requirements.
- Increase in Pine Meadow Ranch Owner Association fees.

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 by June of 2006. Signs should stand about 5 feet high and be easy to locate so that they will be of use in the winter months as well. In the May 2006 newsletter PMROA will have examples for you to follow.

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. Attached to your yearly statement are the requirements for 2005 – 2006 that need to be followed. The requirements can also 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 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.

We have found an individual that is willing to head up a committee to work with the County Commission to talk about lower Tollgate Canyon road and services received. If you are interested in helping let your area Representative know. Expect to see a survey or

"census" that is being prepared for land use in the canyon and to be submitted to Summit County.

The speed at which people are traveling on the roads and trespassing is still a major issue. Please slow down and stay on the roads. Please ask your visitors and contractors to adhere to the speed limits.

One last thing even with the new increase in the Ranch fees, both the HOA and Water Company will still be less than those of other developments in the area. For example: Timber lakes, HOA fees are \$450.00 per year, flat rate for everyone no matter the use, Water is \$45.00 per month with a limit on gallons per month.

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. As an example, the cost to repair Tollgate this year will take just about the entire budget the association has, leaving very little to do much of anything else. 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 increased the impact fee for new building to \$3,000 and is now looking at

increasing that to \$5,000 for those who build during the months of October through May.

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.

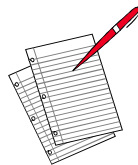
Example 2: Owner 2 has a cabin, which is a primary residence and 2 vacant lots. Fees would be \$350 for the lot with a cabin and \$200 for each vacant lot.

## Must Know Information

### Past Changes and Increases:

**As of January 1, 2005 the impact fee was 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.**

**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 outer-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 Sugarhouse 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.

## ATV's & Off-Road Vehicles



The Home Owners Association has received several complaints regarding ATVs 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.

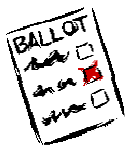
ALL vehicles must be driven only on established roadways. Please make sure motorcycles and four wheelers don't cut across private property.

## Elections

Election result:

Vice President – Dan Heath  
Secretary – Stephanie Proffitt  
Treasurer – Jill Fortuna  
Area 1 – Scot Erickson  
Area 3 – Mike Peacock  
Area 4 – Jennifer Kanzler  
Area 7 – John Bergerson

The PMROA Board welcomes our new member.



## Snow Removal



PMROA is plowing Tollgate Canyon to the gravel pit again this winter. Please yield to the grader when driving up and down the canyon. 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.

## Owners Association 2006 Officers:

Scott Boyle- President	801-557-9463
Dan Heath- Vice President	801-599-9348
Stephanie Proffitt Secretary	801-891-4663
Jill Fortuna - Treasurer	435-640-8219
Scot Erickson - Area 1	435-901-2785
Scott Clausen- Area 2	801-755-4964
Mike Peacock - Area 3	813-210-4871
Jennifer Kanzler – Area 4	435-640-2149
Mark Hodgson – Area 5	801-254-1087
Joel Dunning- Area 6	801-523-0268
John Bergerson- Area 7	801-891-4923
Ranch Manager	435-901-8274

## A word of "THANKS"



Pine Meadow Ranch Owners Association Board would like to express thanks to the 2005 Board members and Jim Wilson for their hard work over the past year and to those new members for volunteering to serve.

## 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 signs 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 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.



Mountain Views is published  
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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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