



Mountain Views

Pine Meadow Ranch Owners Association

www.pinemeadowranch.org

Summer 2005

President's Message



The heavy winter tested our water system and it was feared that we would see a number of breaks when the water was turned back on in the spring. Happily, this was not the case. The system was turned on in May and within a week valves had been reset and some minor leaks fixed.

This summer, The Pine Meadow Mutual Water Company replaced the water lines along Iroquois Loop. The project came in under budget. They are now looking into the cost of putting in a new well above Bobcat Springs to keep pace with expected growth and provide better fire flow to the area. The Water Company asks each owner to turn off your water at the meter when you leave the area. Some people have experienced breaks in their lines that have wasted thousands of gallons of water.

Our current projects this year are to improve some of the roads that are in especially bad shape in the ranch. We've just finished Bull Moose Road, and we've got our eyes on a couple other roads this summer. Elk road is on the short list -- anyone who has driven on Elk road this spring knows it is in really bad shape.

We've been involved in a couple of lawsuits over the years, and I'm happy to report that we have come out winning two recent suits that concerned closure of "the gate" and the validity of our right to collect HOA dues and lien properties for failure of payment of dues. Please call a member of the board or attend a board meeting if you'd like to see the text of the decision.

We've had a busy summer so far, and are excited about the rest of the summer. Thanks to all who helped out and attended the annual ranch BBQ on Saturday, July 16th. It was a great success, and was a terrific opportunity to meet old and new friends alike.

No Fires in the Ranch!

Just a reminder... Ranch policy prohibits any fires at any time throughout the ranch. This includes open fires, fire pits and fireworks. Yes, it's true, it has been a stellar year for water in Summit County, but it is critical that we continue our no burn policy. No one wants to see or experience the devastating destruction of a forest fire in the Ranch. One loose ember and a little wind could destroy thousands of acres as we see each summer throughout our state. Please take all possible precautions to avoid destroying the beauty of the trees and wildlife we all enjoy. If you have any questions please contact your area representative.



Thank you for helping us to enforce our "No Fire Policy". If you see a fire, please notify our PMROA Ranch Manager, at (435) 901-8274. We must ensure that everyone in the ranch does his or her part to keep the safety of our neighbors in mind. Please clear as much deadfall off your lot as you can. This will help if there is a fire. You can continue to pile your brush by your property, and Summit County will chip it when they can. They were on the mountain for a while this spring, but were called off with the growing number of wildfires in Summit and neighboring counties. Let's not bring them back to fight our fire!

Danger to Wildlife

Please remember that the mountain is full of wildlife as well as human occupants. Last year a moose died after getting tangled in a hammock left hanging between two trees while the owners were away for an extended period of time. PLEASE remember to take all hanging property down when you leave. This includes swings, chairs, dog runs, laundry lines, hammocks, nooses, and anything else you can think of.

Speed Kills!!

We have a continuing problem with individuals driving too fast on the Ranch. There have been complaints about construction contractors and employees driving way too fast. The homeowners board asks that you talk with those who are working on your property or are in charge of those working on your property and let them know they must slow down! We don't want any accidents caused by people in a hurry. The problem is serious enough that it needs attention. Please be careful while driving on the ranch. That includes ATVs as well. Know where your kids are riding and make sure they are riding responsibly.

Dogs, Dogs, Dogs Do You Have a Leash?

Pine Meadows Ranch is a haven for people and dogs alike. What a great place for families and their best friends to enjoy time together! The majority of people visiting and living in our area are responsible with their pets; they are under voice command or leashed and always supervised. However, the board still receives numerous complaints about dogs running wild with no supervision. Those few who are irresponsible with their pets give a bad name to all dog owners.



The Homeowners Board has approved the use of one 6-foot by 10-foot dog run per cabin as long as it is in an inconspicuous place and the dog is only there temporarily. Many residents have chosen to install an electric fence around their property in order to contain their dogs, which is quite effective. There are two kinds of containment fences. The first uses a physical wire around a perimeter you choose and your dog can go up to the wire but not past it. The second uses a central transmitter in your cabin, and you control the radius where the dog can wander. The second option is a circle, and DOES NOT work well if there are lots of elevation changes on your property. Please give careful consideration to either type of system, and remember, your dog will NOT know how this works out of the box. You must train your dog on how the system works.

Please be respectful of everyone's desire to attract and enjoy the wildlife that is a natural part of our community. Whether you have a dog or not, enjoy our beautiful mountain in a responsible, considerate manner.

If you observe a dog off a leash and not on the owner's 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.

A Word of "THANKS"



Pine Meadow Ranch Owners Association would like to express its thanks to Mike Lloyd, Area 3 Representative for all of his hard work. Mike is moving just outside of the ranch, so he regrets that he can't continue to serve on the board. But, he'll be a stone's throw from the ranch, so we will continue to see him!

As a result of Mike's resignation, PMROA is looking for a new Area 3 Representative. If you are interested or know of someone who might be interested please contact Scott Boyle or Dan Heath as soon as possible.

While not as current news, we would like to thank Tracy Schilly and Scot Erickson for their service as Area 4 Representative and Secretary. We have replaced them in the interim until the elections this fall, so if you are interested in joining the board, there will be several vacancies this fall!

Mike, Tracy, and Scot, thank you very much for your service. We will miss your ideas and the help you provided on the board!

Welcome new Board Members!

We would also like to welcome Jennifer Kanzler as the interim Area 4 Representative, and Seth Kitsmiller as the interim Secretary. Please see the phone number list at the end of his newsletter for their contact information. Give them a call and introduce yourself if you've got questions or concerns.

Clean Out Bar Ditches

We are again 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, the roads last longer, and your homeowners' dues go further! Please help us by cleaning the debris out of the ditch in front of your property.

Trash

Another regular newsletter feature is that of the trash. Please do not leave building materials, bedding, mattresses, furniture, etc. in the dumpsters, and please be considerate of owners who have regular trash to dispose of. If you are cleaning out your cabin, take the trash to the dump. The dumpsters are an eyesore and a sanitation liability when the garbage spills out onto the ground. Remember that our garbage collectors do not pick up 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.

Owners Association Officers:

| | |
|-----------------------------|--------------|
| Scott Boyle - President | 801-233-9254 |
| Dan Heath - Vice President | 801-599-9348 |
| Seth Kitsmiller - Secretary | 435-640-2601 |
| Ken Olsen - Treasurer | 801-294-0943 |
| Jeff Jensen - Area 1 | 801-560-9809 |
| Scott Clausen - Area 2 | 801-280-1082 |
| OPEN - Area 3 | |
| 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 | 801-266-6991 |
| Ranch Manager –Jim Wilson | 435-901-8274 |
| Sheriff Dispatch | 435-615-3600 |
| Fire Department | 435-640-2075 |

Off-Road Vehicles



Please remember that land around, as well as within, Pine Meadows and Forest Meadow 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. Let's be responsible riders. **If you are not going to stay on the road then stay off your ATVs, dirt bikes, or other off-road vehicles.**

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

Dues

Thanks to everyone who has paid his or her dues in a timely manner. If you haven't yet sent your check, please do so, since we have a lot of projects scheduled for this summer.

At the last board meeting, the possibility of raising dues was discussed. As more and more people visit or move to the Ranch, the cost of maintenance increases. For example, increased traffic results in increased costs for maintenance of our 30+ miles of roads. We discussed a dues increase starting in 2006 of \$50 to \$100 per year. Even after the increase, our dues would be much lower than other associations we are aware of.

The collection and allocation of dues is a complex issue. We invite your feedback for our consideration.

Roads

You have probably noticed the roadwork being done in several areas in the Ranch. We have addressed the lower portion of Forest Meadows, and recently began work on Bull Moose. We plan to grade most Ranch roads in the near future, and will be adding road base in several areas of the Ranch as funds allow. We hope to be able to add road base to portions of Elk Road, Navajo, Woodchuck, Porcupine and Iroquois. As a board, we have reviewed the Ranch roads and identified those that we feel require attention. However, we may not have noticed all the bad sections. If you know of an area that is especially in need of work, please let us know within the next two weeks.



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 via e-mail at

sboyle@utah.gov

or

Webmaster@PineMeadowRanch.org

Mountain Views

P.O. Box 520897

Salt Lake City, Utah 84152-0897