



Mountain Views

Pine Meadow Ranch Owners Association

www.pinemeadowranch.org

Summer2007

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!



- Snow Machines removed from Gravel pit ASAP
- Posting your lot number and/or address on your property.
- Development Planning.
- Summer Projects.
- Weed Removal

PMROA needs to have your snowmobiles and snow machines removed from the gravel pit ASAP so the water company can get to the pipe.

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. 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.

PMROA will be working on a Development Plan for the Ranch that will look at 5 year, 10 year and 15 year time frames. PMROA will be scheduling meetings through the year to collect

input from landowners. PMROA would appreciate your participation in this process. Items that PMROA is considering is a central community area that would have pavilions that could be rented for family gatherings, a meeting room, community walk ways/trails.

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 will be continuing the paving of the lower Tollgate Canyon. The cost of paving tripled since last year, so we won't be able to finish the project as we had originally expected. The road will be closed during the project; this is scheduled to start June 5, 2007. PMROA will be chip sealing the upper section of the paving as well which will require the road to be closed the following week, signs will be posted at the bottom informing you of this so that an alternate route can be taken.

Additional projects will include installation of culverts, restoration on

roads where the water line has been replaced, additional road base installed and a traffic study.

PMROA has policies in place to handle parking issues. If you see a problem you need to contact the Ranch Manager, and/or inform the person or persons of the problem (if possible), then follow up with your area Representative. PMROA has purchased a Parking Boot that will be used on vehicles that are parked on the road. There will be a fine that will need to be paid before the Boot will be removed.

We have found an individual that is willing to help with the weed removal in the area of lower Tollgate Canyon road using the services of goats. PMROA feels this is the best environmentally friendly solution considering the water in the area. Please be courteous to this individual as you enter the ranch.

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 Board is working with legal counsel to look into the possibility of incorporating PMROA.

Take Care and Hope to See You at the Ranch!

Scott Boyle
PMROA President

From the Board

PMROA has scheduled a clean up Pine Meadow Ranch Day for



June 2, 2007. We'll meet at 9:00 am in the gravel pit, split up into groups. PMROA will have a dumpster at the bottom for the collection of trash. Please come join your PMROA Board. The larger the group, the faster we'll get done.

PMROA will be requiring all new building to have a dumpster on site and a port-a-john. There are several companies in Coalville that can supply owners with these items. Also there will be construction times imposed on building.

All culvert installations need to be coordinated with the Ranch Manager (Jim Wilson). PMROA is running into problems with landowners installing culverts incorrectly. If PMROA has to re-install a culvert it will be at the owners' expense.

All markers that have been installed along the roads for winter plowing need to be removed ASAP, the metal spikes are causing havoc with the grader tires.

Must Know Information



Past Changes and Increases:

As of January 1, 2007 the impact fee was increased to \$5000.00. 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 1st 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.

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.

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.

Owners Association 2006 Officers:

Scott Boyle- President	801-557-9463
Dan Heath- Vice President	801-599-9348
Suzanne Larsen- Secretary	801-262-5659
Bob Burdette - Treasurer	801-485-2114
Scot Erickson - Area 1	435-901-2785
Scott Clausen- Area 2	801-755-4964
George Ramjoue - Area 3	801 673-3356
Jennifer Kanzler – Area 4	435-640-2149
Bruce Hutchinson– Area 5	801-466-9100
M. Hutch Foster- Area 6	435-901-0163
Robert Warnock- Area 7	801-685-7617
Ranch Manager	435-901-8274

A Word of "THANKS"



Pine Meadow Ranch Owners Association Board would like to express thanks to the 2006 Board members and Jim Wilson for their hard work over the past year and to those new members for volunteering to serve.

Congratulations to three of our CERT Team members who tested with the Utah Fire Academy this month to get their Wildland Fire Certification.

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

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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 an enjoyable and lasting investment for all owners.



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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
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