

Aspen Hills

Newsletter

Fall 2011

Presidents Message

The 707 property owners in Aspen Hills all have opportunities to visit their property. If you only visit occasionally, the first week in October is the time. The red maples will knock your eyes out! A week or so later the aspens will show their glory with yellow and red flames. The colors will be long past by the time you receive this newsletter, and the mountain will prepare for winter sleep. Not all will be sleeping: however, snowmobile users can hardly wait for the cold and snow. Snowmobile users remember, there will be no snow plowing this winter so park at the bottom where Lake Fork and North Fork roads meet. Lake Fork may be plowed for short distances by a property owner to his driveway but there will be no passing room or turnarounds. Please don't attempt to drive up this road during the winter.

Before winter, we have things to do. Dave Rose has resigned from the Aspen Hills Board of Trustees. We wish him well. He is a busy guy and has set up the gates and keys in his spare time. Good Job Dave!! The Board has assigned some of the security issues to others. Dave's position on the Board will be filled by appointment or election next year. Blake Llewellyn, a new board member, will deal with key issues. His contact information is on the Board information page. Gate security is a special problem as some vandals have damaged the south gate several times and cost a lot of money for repairs. The gates are working at this time, but I ask you to keep your eyes open for people damaging the gates and other property. Write down the license number or better yet take a picture of the vehicle and people. Jay McCoy, a member of the security committee, will deal with the gates. Report any problems with the gates to him. Jay and his wife Debbie, a new board member, visit their property often and can be reached using the contact information in the newsletter and the website.

We all have to be good neighbors to make Aspen Hills a pleasant place to visit. All of Aspen Hills is private property. All of us including visitors; need to respect the property of others. We need to report any actions that will damage the roads or the property of others. Call the Sanpete County Sheriff if needed. For example, someone left the water turned on and drained the tanks and washed out part of the parking turnout. No one reported seeing this happen and I wonder how many people drove by before someone stopped and turned the faucets off!

No sheep should be grazing in Aspen Hills this fall. If you see sheep grazing on your property, take a picture and call me. I will inform the attorney and legal action will be taken. The sheepherder has permission to drive the sheep down the valley using Quaking Hollow Road but not to graze. Last of all, we plan on a \$5.00 per lot dues increase for next year for a total of \$55.00 per lot.

Kent Player

Office News

Trespassing on Private Property

There are several private areas in and around the subdivision where trespassing is taking place on a regular basis. One is the meadow (Prichett Flat) which is east of Quaking Hollow Road from lots 1292 to 1268. This property belongs to Hill Top Ventures LLC. Some owners allowed their family and visitors to ride four wheelers in this area and then complained to the Association Office that they came back covered in sheep poop. Prichett Flat is private property and is a legal area for sheep to be. Another area is east of the burn piles. The lots being trespassed are where the jumps are. Lots 160 through 165 being most affected. These lots are owned by folks from Payson and Gunnison. In the past they have put up no trespassing signs, but the signs just seem to disappear. A member of the board approached an adult who was with some kids riding around and over the jumps. When the adult was asked if he knew the area was private he said they were not owners, but were visiting with an owner who told them the area was a good place to ride. The owners of these properties are very disappointed about this situation and have indicated that they will have the jumps leveled out. Once there were no jumps now there are four or five! No owner wants trespassing of this sort, or any other trespassing for that matter, to take place on their property. It is hoped that the above situations, as well as other trespassing will be discontinued. Trespassing will be a subject for the 2012 Annual Meeting, using a large map to show various locations.

Financial News

39 owners have not paid their dues for 2011. If not paid prior to 2012 invoicing, the attorney will send out the invoice with a \$75.00 demand fee. 2 owners still owe late fees for 2011 which appear on the 2012 invoices. 16 owners owe more than one year, if these are not brought up to date the Attorney will send out the 2012 invoices with instructions from the board to begin sheriff sale procedures if not brought immediately current. Some of these 16 are currently being acted upon by the Association Attorneys. With all of the projects completed in 2011 Association funds have been depleted to a low point. Most of the work for 2012 will not take place until after dues come in following the invoices in March 2012.

Ray & Bonnie Winn

Security

With regret we have accepted the resignation of Dave Rose from the AHOA Board of Trustees. We wish to thank Dave for his many years of service to Aspen Hills. He has been responsible for placing all the locked gates at the entrances to the subdivision, providing much needed security for our property. Thanks Dave for a job well done!

Anyone who needs keys or cards for the gates please call Blake Llewellyn 801-423-1180
For gate problems call Jay McCoy 801-694-8263

Water

If anyone has questions or concerns about the new water fill station call Blake Llewellyn 801-423-1180

New Board Members

We welcome Debbie McCoy and Blake Llewellyn as new members of the AHOA Board of Trustees. They were elected at our annual meeting in June. Debbie has been very busy redesigning the AHOA website. Blake will be taking care of water and issuing keys. Please be aware it takes several weeks to get new keys. Check the website for current information.

Environmental Committee

Aspen Hills is beautiful in the fall. I just wish there wasn't so much trash left on the roads and trails this time of year. I'm guessing it's the hunters who trespass into Aspen Hills during the hunting season who litter so much. I can't imagine a property owner trashing up his neighborhood. And speaking of trash in the neighborhood, please keep your own property clean. We had a few complaints this year and had to ask some property owners to clean up their lots.

Winter Vehicle Access

Aspen Hills does not plow snow in the winter and the small group of property owners who were paying to plow in years past will no longer be doing so. Just so you are aware: A property owner will occasionally be plowing with his own vehicle from his lot on Rosewood Drive to the gate on Lake Fork Road. This will be a single lane with no turn around or parking area. If you drive in on this plowed road you will have no place to park or turn around. If you attempt to pull a snowmobile trailer on this road you will most likely get stuck and spend most of the day getting your vehicle and trailer out. I know this from experience and will never attempt it again. Trust me, it's no fun and ruins the day. The best way to access Aspen Hills in the winter is by snowmobile, or tracked vehicle. There is usually plenty of room for snowmobile trailer parking below the Lake Fork gate and at the lower end of North Fork Road. The electronic gate will be left open and your key will open the upper North Fork gate. See you on the Mountain,

Scott Elder

Fire Committee

The leaves are changing and the busy summer is over, time to wind down and look back on last year's happenings. The late wet spring brought with it a lot of water damage to our roads. People eager to get to their property caused more damage to the roads. A lot of our dues this year were used to repair these roads and eliminate water pooling alongside the roads. This year we moved our annual meeting to the old Fairview dance hall. We had one of our best turnouts to this meeting and the potluck lunch the week after. Other projects we tackled this year were the new water storage system at the pine tree. Water lines were enlarged along with the addition of additional water tanks so we now have over 7000 gallons of storage with a flow rate of fifty gallons per minute. Much better than the 3 gallons per minute we had in the past. The fuel reduction pile near Wolf and Lodge was pushed twice this year so we know you are doing some good in reducing fire fuels around our cabins and trailers. Another project was the installation of reflective fire proof road signs we had a great lunch afterwards and appreciate everyone's great help. These projects help make Aspen Hills a safer place if a fire comes.

Aspen Hills is having growing pains but if we all work together it won't be so hard. Gate damage should be reported as well as sheep in areas they should not be in. We try hard as a board but we need your eyes to help us know all that is going on. If you have ideas for projects on cleanup day next year please drop me an email and we will see what we can do.

Thanks for all your support, Danny Nelson

Roads

There was a lot of road work done this year again. The roads are in good shape this year. We did a lot of culvert cleaning and some were replaced with new ones being installed where needed. I want to thank all those who helped with road work this year, it was much appreciated. I have been working with the county all summer to finish sanding Parleys lane past our road at the south end. They have started doing that and I hope they are able to finish before the snow comes. I hope everyone had a great summer. See ya next year,

Dave Johnson

Website

There will be a brand new look and feel to our website in November. I invite each property owner to review the site and send me feedback of additional content you would like to see. This new look will actually change with seasons and the header will be an actual picture of the mountain – you will notice it is now a fall look which will change soon to a winter look. I have created an information menu for just the content I have had multiple requests on for easy access. I have also created a search feature in the right hand side bar. This search will search all pages and posts for the keyword you have entered. It will display all search results in a list form (blog). If it finds the content in an actual page the name will be above the search results and will be a bold link. If you click the link it will take you directly to the page. The weather page will be updated with a picture that I will take every Sunday (unless I miss the weekend). In the winter months this will be a picture of the snow stick at the water tap. Under the AHOA Board menu are the pages for each board member with a comment/reply (blog forum). What this means is that when you post a comment the board member or others can reply directly to your post so it will not get lost in all the other posts. Please let me know what you like or dislike about the new look. Thanks,

Debbie McCoy

Photo Contest

We will be having the photo contest again this year and the winners will receive a prize at the Annual Meeting in 2012. We encourage you to participate with your favorite photos from this past year at Aspen Hills. Please submit them to cecilh@ahoa.org The categories are animals, flowers, fun, fall leaves, winter, and landscape. As always if you have ideas or things you would like to see in the newsletter please contact me.

Cecil Harrison

**William Burk has the following lots for sale: #58, #69, #83, #84, #361, #465, #859, and #939
Contact him at busiburk@gmail.com if you are interested.**

Blake Llewellyn Plumbing and Excavation

Over 30 years experience

Septic tanks, water tanks, plumbing, heating, excavating, rock walls, grading

I own property in Aspen Hills and my equipment is there all summer.

801-423-1180

Ken Lamborn

Grading, excavating, tractor work

714-999-0700

AHOA Board of Trustees / Committee Members

Board of Trustees

President
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Committee Members

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Jeff Hansen 801-254-6186 jeffh@ahoa.org

Gates/Security
Jay McCoy 801-694-8263 jaym@ahoa.org

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Sanpete County Sheriff Dispatch 435-535-2191

Sanpete County Sheriff Non-Emergency 435-835-2345

Mt. Pleasant Emergency 435-462-2323

Highway Conditions 800-492-2400

Matt Briggs – Conservation Officer 435-462-9605

Wildlife Resources (poaching and unlawful hunting)