

MANOR LANDS PROPERTY OWNER'S ASSOCIATION



BOARD OF DIRECTOR'S 2013 SPRING NEWSLETTER

MLPOA ANNUAL MEETING INFORMATION

Monday, April 22, 2013

7:00 PM to 9:00 PM

Room N1100 NATR

Salt Lake County Building

2001 South State Street

Salt Lake City, Utah

The annual meeting is a vital source of information and provides an opportunity for members to interact with one another, let your voices be heard and participate in the governing process of Manor Lands. **We highly encourage your attendance. We'll be saving you a seat.**

MLPOA Board of Director Candidates

The Board of Directors has 5 positions open this year, 3 three-year positions and 2 one-year positions. A call to members to volunteer their time and serve on the Board went out on the website and also on the blog. Word of mouth netted the following 2 candidates who are selflessly volunteering their time for a chance to serve on the board.

THERE ARE 4 WAYS TO VOTE:

1. You may vote in person at the Annual Meeting on April 22nd. OR
2. Online voting at www.manorlands.org, which closes at 12:00 noon on April 21st. OR
3. You may authorize someone that will be attending the Annual Meeting to vote for you by filling out the enclosed proxy and getting it to your chosen appointee as instructed on the proxy form. OR
4. If you are unable to attend the meeting, you may vote using the enclosed absentee ballot and returning it as instructed on the ballot. It must be received by Saturday April 19th.

EXECUTING ANY ONE OF THESE METHODS WILL ENSURE YOUR VOTE IS COUNTED.
MEET YOUR CANDIDATES

Steven Riley

For the past three years I have been building a cabin along with my Wife and Granddaughter. I have appreciated all the help and friendship extended to us during this process. As I near completion of the cabin, I would like the opportunity to foster more friendships and to repay the kindness shown to us by serving on the Board of Directors. I appreciate your consideration in this matter.

Trent Bills

I am pleased to take this opportunity to introduce myself to the manor lands community. My name is Trent Bills, I have been married to Samantha Bills for 21 years. We are the proud parents of 3 terrific kids, Hunter, 15. Dausen 11, and Darbey 10. We also have two dogs. Max and Taz, that are as spoiled as my children. I am currently employed full-time with Weber School District. I work for Technical Services as the Global Information Specialist for the Transportation Department. I love the people that I work with and the work that I do. Formerly I was a policeman for Riverdale City. I loved being a policeman, but there comes a time in your life when you realize that you need self-preservation more than constant adrenaline rushes. We are the proud owners of 5 acres located at Lot 306A. We have been welcomed to the Manor Lands community with open arms and appreciate all the people that have stopped by and said hello. We have heard from many people that this little bit of heaven is known as the "Bird's Nest." My wife and I have tried to come up with a catchy name to put on a sign, but the Bird's Nest just fits this little cabin so that is what we call it also. We have loved having our cabin in Manor Lands and have appreciated all the hard work that goes into running a mountain retreat. From letting us know when the tree services will be there, all the grooming and snow removal and all the hard work that people have put in to make it so nice. With that appreciation I have decided that it is now my time to contribute to make Manor Lands better. I would be honored to be part of the Manor Lands Board and have the opportunity to repay all the hard work that others have done on my behalf. I hope you will accept my application to fill a seat on the board. I look forward to getting to know other great people in this community. If you are ever down on Aspen headed toward the Blue gates, you are always welcome to stop by and say hello.

Board Member Articles

Wes Johnson: Vice President and Facilities.

WE DESPERATELY NEED MEMBERS TO VOLUNTEER TO SERVE ON THE BOARD OF DIRECTORS.

Right now we need five individuals to submit their names for the board. We have two vacancies for 3-year terms, two vacancies for 2-year terms, and one vacancy for a 1-year term. So you do not have to commit to a full three year term. You may find out more on the workings and responsibilities of the Board and decide next time to commit to a 3-year term.

RHINO DAYS ARE LIMITED.

Many people wonder why Jim doesn't stop more speeders and issue more tickets for speeding and other violations. The biggest problem is catching the idiots. Right now the Rhino is on its last legs; it has a top speed of about 13-MPH, burns a quart of oil about every three days, and has trouble making it up some of our steeper roads. We have had it in the shop for repairs on numerous occasions. The fact is we need to replace it with a better vehicle; but the question is what type of vehicle. Should we get another UTV, a small pickup truck, or a Jeep® type vehicle? I would like to enlist some input from the members in making a decision. Here are some issues we need to consider:

Vehicle	Advantages	Disadvantages	Costs
UTV	Small Noticeable	Can't make long trips outside ML Limited use for maintaining road	\$10,000 to \$14,000

	Fuel efficient	Doesn't do well in snow Cold to ride in winter	
Small Pickup	Can carry some road material Can make long trips outside ML May have 4x4	Not very noticeable Fuel efficiency May not have 4x4	\$15,000 to \$18,000
Jeep® type	Can carry supplies some road material Can make long trips outside May have 4x4	Fuel efficiency May not have 4x4	\$16,000 to \$20,000

So let the board know what you think. What type of new vehicle should we get?

WINDSHIELD STICKERS

Many of you have the old yellowish windshield sticker that distinguishes you as a member of Manor Lands. Like the one on the header of this newsletter. It is nice to drive around town and see another vehicle with a ML sticker on its windshield; you know you have something in common – the joy of having a dream place in the mountains. The problem with these stickers is that they go on the outside of the windshield where they get damaged by wipers, ice scrapping, etc. We have found a solution. There is a type of sticker that can be affixed to the inside of the windshield and can be easily removed if you have to replace your windshield. We have ordered some of these new stickers – **NOW HERE IS THE DEAL:** If you show up at the general membership meeting you will receive one sticker for **FREE**. If you cannot make the meeting and you mail in your ballot we will send you one **FREE**. If you want to get additional stickers they will be available for \$1.00 each to cover the costs of purchasing the stickers – not a bad deal.

4-WHEELERS AND SPEEDING

Last year we noticed a decrease in speeders, and those intent upon tearing up our roads. We still have a few (dare I say idiots) who insist upon spinning donuts and sliding around the corners of our roads and intersections which causes significant damage to the roads. This year we will implement a new and different approach to deal with these inappropriate ATV/UTV riders. The individual caught speeding or causing the destruction of our roads will be asked to park their ATV/UTV at the new parking lot and give their keys to the caretaker until they are ready to leave Manor Lands. We feel it will only take a few incidents to get everyone's attention about the seriousness of their erroneous ways.

We have asked State Parks to provide us with a "Rent-A-Ranger" for a few days this year to help us patrol and monitor ATV/UTV abuse within ML. So don't be surprised if you see flashing red lights pulling you over for infringements of state law on ATV/UTV usage.

Marianne Hunter: Secretary

Looking back on nearly a year of serving on the Board I have had the pleasure of meeting so many more of my neighbors. I have realized just how hard working and knowledgeable my fellow Board Members are. I appreciate the many association members who do so much on their own to make Manor Lands such a great place.

I enjoyed the two work parties we had this year and I am very proud of what this association accomplished. Another activity I enjoyed not long ago was Jim's burning of the slash pile. It was done on Martin Luther King's Holiday during the afternoon. A few members attended and helped get it started, but there is nothing

like a big bon fire that people can “hang out” and enjoy each other’s company. I hope he makes this an annual event so more people can plan to attend.

I am looking forward to my second year on the Board, I know there is much more to accomplish. I hope we can get more people involved in making Manor Lands even better.

Hal Hallett: Fire Safety

There have been many questions about what constitutes an OPEN FIRE (Campfire) within Manor Lands. To help clarify this question I offer the following: Any fire on your property that is not within your dwelling is considered an open fire (campfire). All campfires must be in an approved fire pit (an approved fire pit must comply with the definition found within the MLPOA “Rules and Regulations” “Paragraph E. Fire Regulation.” You can find the R&Rs on the MLPOA web page or you can pick up a copy of the fire pit requirements from Jim at the security cabin. We also have an example of an approved fire pit at the security cabin.

RED FLAG WARNINGS

In order to establish a uniform policy on when campfires will be allowed and when they will not be allowed the Board of Directors are taking the following into consideration.

1. If the State Forester issues a ban on open fires, and
2. If Summit County (UTZ480) is placed in a Red Flag Warning, then
3. Campfires will not be allowed within Manor Lands period!
4. Or when the Board determines it is in the best interest and safety of all MLPOA property owners to ban campfires.

The Board decided to take this approach since Red Flag Warnings are based on good scientific evidence.

Hal Hallett: Roads

As I leave the MLPOA board of directors, I want to thank you for your cooperation and understanding as we tried to make as many improvements and repairs to the Manor Lands roads as our budget would allow. I have noticed many of you have taken the time to remove many of the rocks from our roads (Thank you). Your efforts have saved us money and helped to maintain our roads.

The board has developed a matrix to show the following: Length and width of each road, how many lots are on the roads, the improvements made to the road, the date the improvements were made, and the cost of the repair. This information will help the board determine what roads need improvements.

The new overflow parking lot by the Green gate is being used this winter. This parking lot has provided additional parking for your vehicles or your trailers. Again, please don’t drive your cars or trucks beyond the barricades. It tears up the roads under the snow and causes ruts in the snow-covered roads causing damage.

Don Lord: Security

Maintaining the security of Manor Lands and property within Manor Lands is a continuing effort with varying degrees of success. In general, there have not been a lot of significant security concerns over the past year or so, but there is always room for improvement.

This past winter there have been a number of violations of Manor Lands Security rules and regulations and have resulted in some fines being levied against violators. Our goal has always been to encourage property owners and guests to follow all Manor Lands’ rules and regulations because they want to, and not because they are being forced. Our goal is for us all to recognize that these rules and regulations are in place as a result of a vote

by owners, and are for the benefit and safety of all. We would prefer to never have to levy a fine against anyone, but do it when there are clear cut violations, and to bring attention to the importance of following these rules and regulations.

The biggest violations over the past winter have been 1) driving past the barricades on unplowed roads, and 2) leaving gates unlocked. Responding to these incidents has taken a significant amount of our caretaker's time, and as allowed in our rules and regulations, fines will be levied against violators. Stuck vehicles have caused road damage as well, and the cost of repairs can and will be levied against violators. Driving past barricades and leaving gates unlocked have become significant enough problems that we will be taking a more aggressive enforcement approach in the future.

With summer approaching we encourage all to be aware of and to follow speed limits, to recognize the importance of keeping gates locked, and to follow the requirement for lot number tags on all off-road vehicles such as ATVs and motorbikes. Again, these regulations will be enforced and are in place for the benefit and safety of all, and help to keep Manor Lands a pleasant and enjoyable place to visit and to live.

We appreciate all who continue to follow the agreed upon rules and regulations, and help to keep security problems to a minimum. We also appreciate those who watch out for their neighbors and help keep vandalism to a minimum, and we encourage this "neighborhood watch" approach.

Manor Lands is a wonderful mountain retreat with a minimum of big-city problems, and with all of our help, we can keep it that way. Thanks again.

Belinda Taylor: Treasurer

Please remember to report any change of addresses to us so that you will continue to receive information about MLPOA and the Association Dues notices that will be mailed out at the end of the year. It's unfortunate that because of a failure to do this some individuals were required to pay delinquent penalties on their Association Dues. **We also recommend everyone who can receive the Manor Lands Newsletter electronically, please do so, to reduce our postage expense and work load. Sign up through the web site www.manorlands.org or contact any member of the board.**

We are proposing a modification to our regulation on who can be on the board of directors and vote on MLPOA items. This has become necessary because of an aging membership of owners who in many cases can no longer perform the duties of a board member; however they may have children or grandchildren that would be welcome assets to the board. This would only be allowed via a limited power of attorney that allows the individual the ability to vote and be a representative on the board of directors and will have no bearing on possession or what happens on an owner's lot. The new wording is outlined below in the mail in proxy ballot. A copy of the power of attorney will be placed on the Manor Lands web site to download and have notarized.

Barbara Hayward: Public Relations

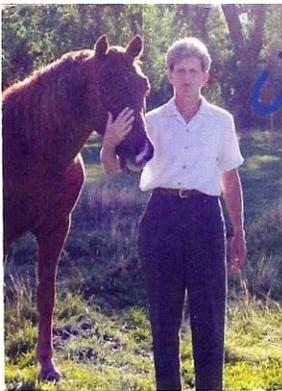
We would like to continue having two work day/potluck events per year for the next few years as we still have much work to do, but we have made great progress. The dates for this year are June 15th, 22nd or 29th depending on snow melt and Aug17th.

Disposing of Dead Trees and Slash. Last summer our Association made a big effort in cleaning up the Easements along the roads as well as encouraging owners to clean up the dead trees on their property. There was a group of people including Board Members who spent many hours assisting the Chipping Crew in removing slash piled up by property owners. Although we were not able to do this on all properties, late in the summer many owners scheduled the Chipping Crew and assisted in cleaning up their own properties. We would

like to continue this effort knowing that there will always be a need to clean up trees as they die and fall. We encourage hauling slash to the burn pile whenever possible.

For those of you who would rather chip than haul to the burn pile we have reserved the chipping crew for Manor Lands for the following Fridays and Saturdays this year: July 12&13 and 19&20, Aug 9&10 and 16&17. If any of these dates fit your schedule, you must call **Maren at Summit County 435-336-3970**, to let her know that you want to be included on the schedule for that particular day. To schedule any other time call Maren, but remember that the chipping crew will only come for a full day's work so you may need to get some other property owners on your road to share your day. To prepare for the chipping crew stack your slash and schedule the Chipping Crew and assist them in the chipping process. This will be the responsibility of individual property owners; the association will not provide the manpower as we did last year. Stacking slash on the easement too close to the road is dangerous to ATV riders, and other traffic. Please stack your piles back away from the road and schedule the Chippers in timely manner. Let's take pride in our association and improve its beauty.

Classified Advertising Section



Judy
PEARCE



Cell: 801.550.2120
Cabin: 435.642.6151
Fax: 801.250.6186
judy@judypearce.com
Office: 801.428.2800
Fax: 801.428.2828
2735 E. Parleys Way #203
Salt Lake City, UT 84109
www.pru-utah.com

Specializing in Manor Lands Properties

High Uinta Ventures
(435) 642-6258
Snowmobile rentals
Full service mechanic shop
Custom outside fire pits
Painting/staining
Construction and building
Roofing and cabin maintenance

RKE
REAL ESTATE
307-679-6739

Buying or selling? Give me a call
Betty Roper, Sales Agent
877-779-6739 toll free
P.O. Box 785, Coalville, Utah 84017
www.RKErealestate.com

THE CABINS
at Bear River Lodge
Christmas Meadows, Utah

THE CABINS
at Bear River Lodge
Christmas Meadows, Utah
801-798-1008
www.bearriverlodge.com

801-798-1008 www.bearriverlodge.com

2012 Proxy Ballot

Solicited by the BoD

The undersigned members of this association, revoking previous proxies and unless otherwise indicated heron, do hereby appoint the Board of Directors as my/our representative to vote, execute, consent and otherwise act for me/us in the same manner and with the same effect as if I/we were personally present, and to vote on any and all items of business which may properly come before the annual meeting held at the Salt Lake County Government Center, 2100 South State Street, Salt Lake City, Utah on April 22, 2013 at 7:00 PM, at any adjournment or continuation thereof as the holder determines. I/we understand that I/we must be a member/members in good standing with no outstanding indebtedness to the association in order to vote. I/we authorize my/our representative to substitute any other person to act under this proxy, revoke, and substitution and to file this proxy and any substitutions or revocation with the association.

This Proxy and the authority represented herein may be revoked at any time by the undersigned, and unless revoked will terminate at 12:00 Midnight on April 22, 2013.

Appointee, if other than BoD:

Appointee's name: _____ Appointee's
address: _____
Phone: _____
Date: _____ Member
Signature: _____

If your appointee is the Board of Directors, please return this proxy by April 15 to:

Barbara Hayward
993 East Deborah Dr.
Bountiful, Utah 84010

If your appointee is NOT the BoD, please give this proxy authorization to your chosen appointee that you have indicated above.

Vote for 5 people

Steven Riley

Trent Bills

Write in candidates:

As to any other matters, said appointee shall vote with their best judgment.

____ Yes, I give authority ____ No, I withhold authority

Vote for 5 people

Steven Riley

Trent Bills

Write in candidates

**Regulation Update
Article V
Directors**

Proposed writing will now be (bolded areas are proposed changes):

Director candidacy is open to any natural person who is a Member in Good Standing, an owner of a Member in Good Standing in the Association that also meets the term limit and break in service provisions provided for in Section 3 of this Article **or an immediate family member of a Member or owner in Good Standing.** If the **individual submitting their name for Director candidacy is an immediate family member, a Power of Attorney signed by the owner of the Manor Lands lot(s) must be submitted prior to acceptance of the individual for candidacy.** In no event shall more than one Member in Good Standing per dues paying Lot be eligible for director candidacy or to serve as a director. **For clarification, an immediate family member is considered a person's spouse, child, child's spouse, stepchild, stepchild's spouse, grandchild, grandchild's spouse, parent, stepparent, parent-in-law or sibling.**

Agree with recommended change

Disagree with recommended change

List 1 thing you would like to see done or improved in Manor Lands in the next year.

I understand I must be a member in good standing with no outstanding indebtedness to the Association in order to vote.

Member Signature:

Lot # _____

**Return by April 19th to:
Barbara Hayward
993 East Deborah Dr.
Bountiful, Utah 84010**

Statement of Revenues and Expenditures
December 31, 2012 and 2013 and proposed 2014 Budgets

<u>Item</u>	<u>2012 Actual</u>	<u>2013 Budget</u>	<u>2014 Budget</u>
Revenue:			
Property Dues	\$ 88,572.50	\$ 90,600.00	\$ 90,600.00
Interest Income	\$ 2,673.08	\$ 1,500.00	\$ 1,500.00
Perpetual Road Funds	\$ 28,000.00	\$ -	\$ -
Other	\$ 2,379.06	\$ 1,230.00	\$ 1,175.00
Total Revenue	\$ 121,624.64	\$ 93,330.00	\$ 93,275.00
Expenditures:			
General Administration	\$ 32,026.43	\$ 33,742.75	\$ 34,000.00
Professional Fees	\$ 6,289.00	\$ 8,300.00	\$ 9,000.00
Facilities	\$ 11,949.63	\$ 8,810.00	\$ 12,500.00
Equipment Repair and Maintenance	\$ 10,324.07	\$ 16,565.00	\$ 17,000.00
Security	\$ 658.24	\$ 750.00	\$ 750.00
Roads	\$ 5,721.18	\$ 17,400.00	\$ 17,400.00
Total Expenses (all categories):	\$ 66,968.55	\$ 85,567.75	\$ 90,650.00
Revenues Less Expenditures	\$ 54,656.09	\$ 7,762.25	\$ 2,625.00

Fund Balances 12/31/2012			
Checking Account	\$ 25,893.40		
Savings Account	\$ 1,009.61		
Certificates of Deposit	\$ 88,328.09		
Total Funds	\$ 115,231.10		

Manor Lands Newsletter

993 E. Deborah Dr.

Bountiful, Utah 84010

NOTICE

**Please notify us if you have any
changes in your contact information;
current home or cell phone, Email or
home addresses for Manor Lands security.
In an emergency situation,we need to be able
to contact you.**