

MLPOA Board of Directors:

President: Wes Johnson

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Home: 801-479-8846

Vice President: Marianne Hunter

Cell: 801-668-1132

Cabin: 435-642-6837

Treasurer: Belinda Taylor

Home: 801-731-5003

Cabin: 435-642-6005

Secretary: Michael Bettin

Cell: 801-232-5523

Roads: Brent (Rusty) Larson

Home: (801) 227-4187

Facilities: Steve Riley

Home: 801-451-6809

Cell: 801-244-0596

Fire: Trent Bills

Cell: 801-430-2606

Home: 801-825-0678

Security/Website: Mary Ann Wilson

Home/Cabin: 435-642-6314

Cell: 801-891-6227

Public Relations: Scott Evans

Home: 801-627-0579

Cell: 801-564-8444

Caretaker: Jim Crow

Cabin: 435-642-6263

MLPOA
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Manor Lands Property Owners Association (MLPOA)

Fall 2013 Newsletter

www.manorlands.org

You can also find us on Facebook.



Roads: Brent (Rusty) Larson

This year we have been able to get a lot done on our roads. First off the garbage can area was dug down about 3 feet and property owners at the summer work party hand tossed about 5 tons of rock into the hole then we covered up the rock with dirt and finally some roto-mill. This will keep the garbage truck from sinking into the dirt like last year.

Tim Overy hauled in over 280 tons of roto-mill this summer. We focused on the roads that had the most traffic and were in the worst shape. We worked on Wilderness, Crest Hill, Foothill, Skyline, and Forest Dr.

We realize that there are many roads still needing attention and have made plans to work on them as soon as the weather breaks in the spring and we can get the roto-mill delivered. By using our own equipment we have been able to save our property owners thousands of dollars. We had quite a program going, Tim was delivering the roto-mill, Jim was on the road grader and I was operating the backhoe. We got a lot accomplished in quite a short period of time. The rain that occurred in September of this year did a lot of damage to our roads especially the steep ones, however the roads that were repaired using the roto-mill held up really well. Next year we will try and cut some drainage channels in the roads in order to keep the water from running down the middle of the roads and washing them out.

We need to give special thanks to Tim and Jim for the time spent in helping our association along with all the volunteers that helped out on the work party. If you have any suggestions or want to volunteer we would love your help.

REMEMBER THE SPEED LIMIT ON ALL MLPOA ROADS IS 15MPH.

Here is what can happen if you don't obey the speed limit:



Two people injured, one sent to the hospital. One totaled ATV. Costs incurred – over \$12,000.

Fire: Trent Bills

We have been very lucky this year. Even though it was very dry through the beginning of July, we were never in a **“RED FLAG”** situation. There was only one incident where someone had left a fire pit smoldering over night. Fortunately some of our members noticed it and came along and doused the embers. These individuals were “asked” to come before the Board and discuss the situation.

Fire pits: MLPOA board members are conducting a fire pit inspection of all lots to ensure fire pits meet with the intent of our regulation. The inspections started this year and will continue next year. Afterwards, individuals with non-compliant fire pits will be sent a letter outlining what improvements need to occur. We

are doing this to be proactive and take whatever measures we can to ensure fire safety. Check the webpage or Jim for appropriate fire pit construction information. Jim has some good information on what the state and county regard as safe fire pits and how to protect your lot and structures from wild land fire.

Information on fire safety can be found on our website at:
<http://manorlands.org/homepage/mlpoa-board-member-contact-information/fire/fire-safety-information-is-available/>

Public Relations: Scott Evans

Work Parties: I would like to thank all those members who attended our Work Parties this last summer. We were able to accomplish a lot toward the betterment of Manor Lands. Also, I would like to thank the members who may not have attended but spent time removing thistle, clearing boulders off the road, getting their easements chipped as well as their neighbor's and those who donated their time assisting Jim. We are all members of this association and should not hesitate to volunteer to make Manor Lands better.

This year for the second time we held two work parties. The second work party was expanded to include a ‘garage sale – auction – social’ that was very successful. We raised nearly \$300 that helps to offset some of our costs for food and drinks. Next year we plan on doing it again. You can bring your “stuff” to sell and donate the proceeds to MLPOA. Stay tuned to the website and Facebook, for what is planned for next year.

Advertising on website or in the Newsletter:

Do you have something you would like to advertise on manorlands.org? If so, please contact the board member over Public Relations, Scott Evans
email: publicrelations@manorlands.org
Home: 801-627-0579 Cell: 801-564-8444

Treasurer: Belinda Taylor

Parking Lots: During the winter months we have three parking lots available for use in Manor Lands. The parking lots on Wilderness and Aspen are private property that we lease from MLPOA owners and are only available for use from 1 November to April or whenever the snow melts and access via vehicles other than snowmobiles and snow cats becomes available.

The smaller parking lot located on Wilderness adjacent to the Caretaker's cabin is available for short term use year round. This is a good place to park vehicles without four wheel drive. If you plan on leaving your trailers for longer than a weekend in either of the leased parking lots, please coordinate with the Caretaker. We need you to sign a release of liability form as well as provide contact information should the need arise.

Let's be respectful of these areas, think of others when you park, don't litter, and keep in mind the caretaker needs room to plow. Also, it is against the rules and regulations to park on any Manor Lands roads and there is a fine associated with doing so. It is also against our regulations to drive past the barricades with anything other than a snowmobile, snow cat or ATV when they are in place. This can also result in a fine. Enjoy the winter at Manor Lands; many of us think this is the best time of year in the mountains.

Security/Website: Mary Ann Wilson

New locks: Due to problems with some of the gate locks the board of directors bought four new gate locks for Manor Lands. Two of those have been installed. One is on the grey gate and the other on the black gate. The keys used remain the same, so no new keys are required. The way the locks open/unlock remains the same. The big difference is the way these new locks are to be locked. To lock the gate you must now turn the key counter clockwise a 1/4

turn past parallel to the lock body and then turn the key back (clockwise) until it is parallel to lock the body to remove the key.

Increased cost of keys: We have sold a lot of gate keys since the gate locks were changed in 2009 and therefore it was necessary to purchase additional keys to sell to members who wish to have additional gate keys.

The cost of the new keys has increased, so we must pass that increased cost on to those who wish to purchase additional keys as follows:

- First and second key costs are now \$7.25 each.
- The next four keys are \$12.00 each.
- A maximum of six keys is allowed per actively utilized lot.

If more than six keys are needed they can be requested by writing a letter to the board of directors stating the reason additional keys are needed or by attending a monthly Manor Lands Board of Director's meeting to explain why additional keys are needed. The board of directors will vote on the request. If additional keys are approved, the cost is \$30 each.

As always lost keys can be replaced at the cost of \$30.00 each and the number on the lost key must be reported so it can be recorded in the database.

If you have questions, please contact Mary Wilson the board member over Security: security@manorlands.org or 801-891-6227

Changes to the website: Our webpage is undergoing a renovation. We updated the way it looks and are working on rotating header images and other new features. Stay tuned to manorlands.org,

Updated contact information: It is very important to keep the board of directors notified of changes to owner contact information. If you have changes to your address, phone numbers, or e-mail addresses please notify Mary Wilson at security@manorlands.org or 801-891-6227.

Secretary: Michael Bettin

Trespassing: With snowmobile season just around the corner, this is a friendly reminder that trespassing is not allowed on any privately owned properties in our association. Please stay on roads and use the gate to exit Manor Lands. You could be damaging personal property not seen by the snow cover. You can be held responsible for any damage you cause to private property. Your observance of this policy is greatly appreciated.

Lot Numbers and Addresses: Utility companies and emergency vehicles need to know where your lots are. It would be helpful if you could post your original lot number as well as as your physical address. If you are not sure of your physical address, please contact Mary Wilson at security@manorlands.org

Physical/emergency response addresses are a good thing to have on hand. You may want to make a copy of them to have available. They are on the webpage: <http://manorlands.org/homepage/documents-and-maps-for-members/>

Facilities: Steve Riley

Volunteers: A big Thanks to Jim and all the volunteers this past year. Jim worked through a broken hand, surgery and recovery and still managed to maintain equipment, roads, repair the dumpster pads and install new lighting in Reynolds station. All this and many other projects were possible because of all the volunteer help.

New vehicles: On the recommendation of our vehicle committee, we replaced the Rhino with a Honda 4-wheeler and a used Toyota truck. After many days of 'shopping around' we feel we got the best value on these vehicles to meet our needs. We hope to get many years of service out of these new additions.

President: Wes Johnson

Let me begin by saying that this has been a very successful year for Manor Lands. I believe we have had fewer incidents of speeding than in past years. I credit this to the diligence of our members who have stepped forward to confront speeders and informed them that the speeder is violating our rules.

Responsibility: All members need to remember that they are responsible for the actions of their family and guests. We had a couple of incidents where guests indicated that they did not know the rules they were violating. MLPOA members will be held accountable for any violation of rules that their guests commit.

Liability: If you get stuck this winter when driving past the barricades with your personal vehicle do not call upon the caretaker to get you out. The Board has determined that the liability issues are too great for the caretaker to try and get you unstuck. If you call for a tow truck to help get you out, you will be held responsible for any road damages that the tow truck causes.

Someone had asked if they could “hire” the caretaker and MLPOA equipment to help with some unloading, grading and other private work. The Board took a careful look at this and determined that due to liability issues we would not allow the use of MLPOA equipment or the caretaker’s time to perform work to meet member’s private needs.

Elections: This next year we will have three vacancies to fill on our Board of Directors. There are many of you who have excellent qualifications to serve on the Board. I have talked to a few of you about serving and hopefully you will step forward and put your name on the ballot.

Hunting and discharge of firearms: I am an enthusiastic, but not very successful, hunter. Let me remind you that hunting is not allowed within the boundary of MLPOA. Also, Utah state law (UCA 76-10-508) makes it a violation to

discharge a firearm within 600 feet of any structure. If a person is found guilty of this violation they may lose their drivers’ license and possibly their hunting privileges.

Canals: Both Hovarka and Hilliard canals and the water in them, are private and protected by Utah’s Water Rights Law (Title 73, Chapters 1-6). By law, members cannot utilize that water for any purpose. If you are caught by the ditch-master, he may take you to court and you may be fined up to \$5000.00 per violation. Remember what Mark Twain said about western water, “whiskey is for drinking, water is for fighting.”

We do have a verbal agreement with the ditch-master that in case of a wildfire we may “tap” into the canals for water for fire fighting purposes only.

Vice President: Marianne Hunter

Burn Pit Problems: Thanks to all who hauled their unwanted dead trees and slash to the Burn Pit. You not only enhance the beauty of your lot but you also eliminate a possible fire hazard. We do however continue to have members who disregard our regulation about what is proper to dump at the Burn Pit. We have had to haul away and pay for things dumped there such as a basketball standard, couch, table, assorted metal and building materials. Of course most of these things don’t burn and the number one problem is wood imbedded with nails that remain and cause flat tires for all the rest of us. We had to spend \$350 of your fees this year to fix one of the Backhoe Tires. Please folks, don’t put the responsibility of dumping your unwanted materials on someone else’s shoulders.

Security Cameras: Because of the illegal dumping problem at the Burn Pit and people leaving the gates open (mostly during the winter) we are going to the expense of installing security cameras. We will put these cameras in the areas in the association where we seem to be having the most problems.

Utah Division of Forestry in-kind Hours: Because of the many members who turned in their in-kind hours we were able to have the Utah Forestry people come in and clear “defensible space” around cabins and other structures for those who signed up. They were not able to do all lots that were on the list but hopefully they will be able to return next spring and continue down the list. The more “In-kind hours we turn in as members of the association the more hours they will match, which means more time they can spend in our association cutting, stacking and chipping. Any time you spent clearing trees or slash from your properties this last season should be entered on the form available on manorlands.org or from our Caretaker and sent to Ken Ludwig of the Utah State Forestry Division.

Summit County Chipping Program: Many members took advantage of the Summit County Chippers this last summer. Members will be able to schedule the Summit County Chipping crew next summer by calling Maren at the county office at 435-336-3970. The crew requires piles be somewhat orderly (butts facing the same direction). If piles are a tangled mess they will not chip them. They will not chip rotting wood or wood imbedded with dirt or rocks. A full day of chipping is required so you may want to get your neighbors to share a scheduled day.

Neighborhood Watch: We can all help with the security of our association. Let’s use the principles of the Neighborhood Watch program.

Do report suspicious activity immediately to Sheriff and to the caretaker. Obtain full descriptions and license numbers of suspicious people and their vehicles.

Don’t take the law in your own hands. Don’t approach suspicious people. Don’t stop criminals committing crimes. Don’t take unnecessary risks to obtain information on suspicious people or crimes. Don’t hesitate to call the sheriff or caretaker.