

Roads: Richard Barrett

This year we have been able to get a lot done on the roads. We focused on the roads that had the most traffic and were in the worst shape. We worked on: Aspen Drive: blue gate to Pine Ridge road was graded and roto-millings applied. Hill Top Circle to about 150 yards in was graded and roto-millings applied. Pine Ridge road to Forest Loop was also graded and roto-millings applied. Cross over drainage pipes were used to help stop the erosion. This takes much longer to complete as it involves blue staking etc. As of 10/18 Pine View road from the loop to the yellow gate is in progress. If weather permits, we will work on Forest Drive to Uinta Drive, south about 100 feet until the flat ground toward the grey gate. In the near future, weather permitting; we will work on green gate to Aspen Drive. We are also stock piling roto-millings as it is available.

Thanks go to Tim Overy for providing the roto-millings at a great price and delivering as fast as possible and assisting with equipment repairs. A lot of work has been done on the grader and other equipment so the roads can be improved.

Many of the sign posts for the road signs have rotted off at the ground and blown over. The board is currently looking at replacement options for the wooden posts.

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. The heavy rain that occurred in August and 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 continue improving our roads.

New Road Turnarounds: A few years ago we began complying with Summit County standards for turnarounds for emergency vehicles on MLPOA dead end roads. This next year we hope to complete the required 60-foot

turnarounds for Deer Lane, Moose Fork Lane and Pine Hollow Lane. These turnarounds are required to meet the turning radius for emergency vehicles.

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

Fire: Trent Bills

We have been very lucky this year to get a good amount of moisture and we were never in a “RED FLAG” situation.

Fire pits: Please make sure all fire pits are compliant with MLPOA regulation “E. FIRE REGULATION” This can be found on our webpage

Public Relations: Scot Merrihew

Work Parties: I would like to thank all those members who attended the annual work party this last summer. We were able to get several things accomplished for the betterment of Manor Lands. Also, I would like to thank all of the members who spent time removing thistle, cleaning out dead trees and helping your neighbors.

Next year we plan on doing it again. 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, Scot Merrihew
email:publicrelations@manorlands.org
Cell: 801-390-3176

Treasurer: Mary Ann Wilson

Dues: Manor Lands Bylaws clearly state “Should any Member fail to pay their dues and assessments before delinquency, the Association, in the discretion of the Board of

Directors, shall have the right to enforce payment of such delinquent dues and assessments by (a) filing and maintaining legal action against such delinquent Member, or (b) recording in the office of the county recorder a claim of lien for such delinquent dues and assessments against the Lot owned by the delinquent Member and **by foreclosing such lien in accordance with the laws of the State of Utah then in effect governing the foreclosure of mortgages on real property.** There shall be added to any claim hereunder the amount of such delinquent dues and assessments, the late charge, the costs of preparing and filing the complaint or the lien, and in the event a judgment is obtained, such judgment may include said interest and a reasonable attorney's fee, together with the costs of action.” As treasurer it is my duty to follow these bylaws. We will place liens on properties where dues have not been paid and will foreclose on those liens if necessary.

Reserve Funds: The board of directors, with the assistance of some past board treasurers, has prepared a Reserve Analysis. This analysis is required by Utah law and will assist the board in having a better understanding of what Reserve funds should be maintained. We are hoping the Analysis will be a valuable tool that will assist the Board of Directors now and in the future in making funding decisions. A copy of the reserve fund can now be found on manorlands.org. Any member not having access to the internet may contact the treasurer for a copy of the reserve analysis.

Updated contact information: It is very important to keep the board of directors notified of changes to your address, phone numbers, or e-mail addresses. Please notify Mary Wilson with any changes.

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. Everyone should take measures to post lot numbers as well as the physical address assigned by Summit County

A spreadsheet listing physical/emergency response addresses can be found on the webpage:

<http://manorlands.org/homepage/documents-and-maps-for-members/>

Security: Paul Valdez

Security: It is the responsibility of every member of MLPOA to ensure that gates are locked after each use and to understand that you are responsible for anyone that you allow to pass through our gates into Manor Lands.

New locks: Due to problems with some of the gate locks the board of directors bought two new gate locks for Manor Lands. These have installed on the green and, blue gates. The repaired locks are retained with the Caretaker for spare requirements. Damage and subsequent repair to the locks has been determined to excess force applied to keys. Please do not use pliers on your key to make it turn. Please do not apply any oil, graphite or any other substance to the locking mechanisms as this creates binding caused by moisture trapped in the dust that adheres to the lubricants. Graphite dust becomes cement when wet. If you experience an issue with a lock not working properly, please notify the Caretaker or the Security Manager, in order to have the issue addressed and rectified.

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 need 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 \$8.25 each.

The next four keys are \$13.00 each.

A maximum of six keys is allowed per actively utilized lot.

Each actively utilized lot is entitled to two gate keys at the actual cost charged by the key maker. Gate keys beyond the initial two may be purchased only by members in good standing in accordance with the MLPOA bylaws.

Additional gate keys in excess of six require Board of Director's approval. The request must be submitted either in writing with date, owner, lot number, number of keys, and justification, or a personal appearance by the owner of record at any Manor Lands monthly Board of Director's meeting. A schedule of meetings can be obtained from any Board member or the Manor Lands Website.

After board approval, additional keys will be issued at \$33.00.

As always, lost or damaged keys, up to two, can be replaced at the cost of \$33.00 each and the number on the lost key must be reported so it can be recorded in the database.

Speed Limit / Helmet Requirement: Exceeding the Speed limit of 15 MPG in Manor Lands is a continual problem that we all should address with our families and guests. Also, per Section J of the MLPOA rules and regulations, everyone under the age of 16 is required to wear a helmet while riding motorcycles, ATVs or UTVs in Manor Lands.

If you have questions, please contact Paul Valdez, MLPOA, Security Manager, Security: security@manorlands.org or 801-643-5673.

President: Wes Johnson

2014 was an excellent year to be on the mountain. June gave question as to whether we would have campfires or not. Fortunately Mother Nature came through with enough precipitation the rest of the summer to reduce the threat of wildfires significantly. Long range forecasts indicate that this winter will be warmer than normal. How may this affect Manor Lands? Warmer air masses hold more moisture, which usually bring more snow. Those of you who plan on keeping your trailers or fifth-wheels up there this winter without protection may be in for nasty surprises come spring. I have seen trailers completely flattened from heavy snow loads. It is advisable to remove your trailers in November. Warmer winters are normally followed by early spring blizzards. So when spring comes around keep an eye on the forecasts for potential heavy snow storms.

I want to applaud those of you who have taken the initiative to help remove trees that have been blown down across our roads and cleared other hazards to our membership. Your response to these incidents has been greatly appreciated.

In response to some of your inquiries about our security I have asked some of our members who have a law enforcement background to complete an analysis of our security. I want to know what we can do to improve your security within Manor Lands. I will share their report with you.

With a perimeter of over eight (8) miles in length Manor Lands has a lot of boundary that needs fencing. We do have fencing that needs to be replaced. Some of our members were going to work on fences this past year but got delayed. We will be addressing these areas next year and hope to have major portions repaired.

Two years ago I had Rusty Larson our Roads VP complete an inventory of all of our roads to

establish a priority of road projects. Rusty looked at current road conditions, amount of traffic on the roads, and number of lots served by the roads. Using these parameters he was able to identify which roads rated the highest and needed the most work. He then set about planning the road work needed for the next five years. We will be following this schedule, but we must be adaptable to changing road conditions as Mother Nature issues challenges.

Our roads are listed by the state and county as Class 5 gravel roads. Putting roto-millings on our roads seems to be making our roads better. Tim Overy and Jim have done extensive work grading, installing culverts, and laying roto-millings. We hope to continue this work in years to come, using roto-millings as they become available. Our current source of roto-millings may not be available after this year; so we will be stockpiling as much as we can while the weather holds.

Two issues associated with better roads. 1. Speeders. Smoother roads lead to faster traffic. I hope everyone takes a hand to stop speeding ATV's and other vehicles. Also stop the idiots from doing donuts and fishtailing on our roads, this causes extensive damage and leads to costly repairs. 2. If you are towing a trailer on a steep road use four-wheel drive to get up the hill. This provides better traction and reduces "digging" into the roads.

Have a great winter and hope to see you on the mountain next year.

Vice President: Rusty Larson

It has been a beautiful year at Manor Lands, the moisture we received lowered our risk for fires and helped keep the dust down. As winter approaches please be respectful of other people's properties with your snowmobiles. When parking in our winter parking lots please don't block others in. Remember to put your lot # on your windshield and trailers. You must also sign the agreement before parking in the winter parking. This will help us with identifying

vehicles that might have a problem with their owners. Remember the barricades that the caretaker puts up are to prevent road damage and identifies the extent of our winter snow plowing. Make sure that your fire pits meet the standards that are outlined on our webpage; this will help ensure that no fires cause property damage.

We have made significant improvements in Manor Lands this year. Reynolds Station has received a little face lift. We hired out the repairs and had the roof repaired, insulation blown in the attic and gable vents installed. The caretaker's cabin received new windows, dishwasher and refrigerator. We have also made substantial repairs to our roads and hauled in roto-mill and installed culverts. Vehicle maintenance has also been a focus with Tim repairing our grader blade and receiving new tires. Little red (fire truck) and our Toyota pickup got a set of tires also. Jim has been doing an excellent job on maintaining our equipment and repairing our roads along with all his other duties.

Help us control access to Manor lands by asking other property owners to show their key when opening the gate. I would like to express my thanks to all the members of the board of directors for their effort and time that has been put forward to improve Manor Lands.

General Information:

Burn Pit: 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. It costs \$350 of your fees to fix one of the

Backhoe Tires. Please folks, don't put the responsibility of dumping your unwanted materials on someone else's shoulders.

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 coordinating with caretaker. Once we have enough slash stacked for a whole day, the chipping crew will be scheduled and the caretaker will show them on a map where piles are. 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.

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. We highly encourage anyone who is interested to step forward and put your name on the ballot.

Hunting and discharge of firearms: Reminder to all 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. 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 firefighting purposes only.

Water from Caretaker's Cabin: Residents are not allowed to get water from the caretaker cabin. The well is not designed and cannot handle the demand this would cause. Jim has been instructed by the board to not give water out. Please see a board member or attend a monthly meeting if you have questions or concerns about this.

Winter Parking Lots: MLPOA Road Regulation Rule 7: "Manor Lands leases portions of various lots from members for the purpose of providing parking to MLPOA members during winter conditions; i.e. snow closes roads. MLPOA members may utilize these areas to park ATVs,

snowmobiles, and associated trailers for hauling said vehicles, and POV's for a maximum of 10 days. **Beyond 10 days the member must complete a written "Parking Agreement" with the Security Guard and the property owner of the parking area.** Neither the property owner of the parking area, the Caretaker/Security Guard, nor MLPOA shall be held liable or responsible for any loss or damage to the personal property of those persons using the parking area. These parking areas must be kept free of trash and debris. The owners of these lots have the right to close them at any time."

MLPOA Board of Directors:

President: Wes Johnson

Cabin: 435-642-6767

Home: 801-479-8846

Vice President: Rusty Larson

Home: 801-227-4187

Treasurer/Website: Mary Ann Wilson

Cell: 801-891-6227

Secretary: Michael Bettin

Cell: 801-232-5523

Roads: Richard Barrett

Home: 801-973-9472

Cabin: 435-642-6002

Facilities: Steve Riley

Home: 801-451-6809

Cell: 801-244-0596

Fire: Trent Bills

Cell: 801-430-2606

Home: 801-825-0678

Security: Paul Valdez

Cabin: 435-659-8176

Cell: 801-643-5673

Public Relations: Scot Merrihew

Cell: 801-390-3176

Caretaker: Jim Crow

Cabin: 435-642-6263

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**Manor Lands Property
Owners Association
(MLPOA)**

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www.manorlands.org

You can also find us on Facebook.

