



## MANOR LANDS PROPERTY OWNERS ASSOCIATION Spring 2016 Newsletter

### Board of Directors:

#### **President: Wes Johnson**

Cabin: 435-642-6767  
Home: 801-479-8846

#### **Vice President: Rusty Larson**

Home: 801-227-4187

#### **Treasurer: Terry Kilburn**

Cell: 435-642-6120

#### **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: Vacant**

Cell:  
Home:

#### **Security: Paul Valdez**

Cell: 801-643-5673

#### **Public Relations: Scot Merrihew**

Cell: 801-390-3176

#### **Caretaker: Jim Crow**

Cabin: 435-642-6263

**The ANNUAL MEMBERSHIP MEETING is Monday, April 25<sup>th</sup> at 6:30 PM.**

### Updates from the Board of Directors

#### **President's Comments:**

**ATV Use.** Last summer we had what was probably our first ATV fatality within Manor Lands. Speed was the main factor. As much as we try to get ATV/UTV riders to slow down there is a continual disregard for our 15 MPH speed limit. It seems that most of those who violate our speed limit are guests and not regular members. It is imperative that our members educate their guests on the rules and regulations we have within Manor Lands. Such rules can be found on our website.

**Cabin Fire.** We also had a major cabin fire last year. Even with the rapid response by the Evanston Fire Department the cabin ended up being a total loss. We were fortunate that it had rained the day before and we had rain/snow showers during the fire. This kept the fire from spreading to other areas. Rusty Larson and I responded with our water tanker to provide support to the Evanston crew.

**Abandoned Trailers.** Last September we identified two trailers that would be considered abandoned under our current Regulation P. Since then there has been a few others identified. This is an official notice to all of our members that if you have a trailer on your property that meets the abandonment criteria stated in Regulation P you will have 90-days after April 1<sup>st</sup> to remove it from Manor Lands. After that time the trailer will be identified to Summit County as abandoned and a health and safety hazard.

In conjunction with abandoned trailers, we also noticed that there are a few abandoned vehicles within Manor Lands. As a result the Board is suggesting to the membership to expand Regulation P to include abandoned vehicles. The new "**Regulation P. Abandoned Vehicles and Trailers**" is attached for your information. This will need to be voted on by the membership at the

general meeting on April 25<sup>th</sup> at the Salt Lake County Auditorium.

Roads. I will be the first to admit that we didn't get as much done to improve our roads as I had hoped for. We did prioritize which roads were in the worst condition and had been neglected for a number of years; this included Alpine Circle and Pine Hill Circle. We also did work on Sagewood Drive, parts of Forest Drive, Uinta Drive, and part of Pine Ridge Road.

Of the 60 loads (a load is considered to be one dump truck and a pup) of roto-millings that we purchased, Tim Overy was only able to deliver 20. This leaves 40 loads yet to be delivered. Roto-millings will last significantly longer than road base and it costs less than road base or gravel. I kept asking Tim when would he deliver more and he always says that our members are keeping him too busy to deliver more.

Tim did get some heavy duty drain pipes for our use – free of charge. We have identified where we need to put in the drain pipes and which roads will receive priority this year. By installing drain pipes and using roto-millings, instead of road-base reject, we will reduce a significant amount of erosion to our roads saving us time and money.

Some of our Board members have volunteers to help run the equipment to move the roto-millings to where it is needed and compact it. Anyone else who would like to help, please let us know. The more volunteers we have the better.

Pine Beetle. According to Colleen Keyes, bug lady for Utah Forestry, Fire and State Lands, the Mountain pine beetle population died off in 2013 so no more need to spray at this time and likely not for a while. Spruce Beetle has been going strong for the past few years. But most of the Manor Lands area does not need to be concerned about our trees from the spruce beetle, as we have little to no spruce trees.

Weather Conditions. So far this year, our snow pack has been near normal. The forecasts through the spring is for above normal precipitation and warmer temperatures. However, most of this summer the forecast is for above normal temperatures and equal or less than normal precipitation. Hopefully the

“monsoon” will save us from a very dry summer.

Fire Regulation. Remember if we post a “**RED FLAG**” at the gates it means no campfires allowed. Please review our “REGULATION E. Fire Regulation”. Also, if Summit County issues a complete ban on all open fires, including approved campfire pits, we are not going to mess around with those who start a campfire during a countywide ban. We will call the Summit County sheriff and have them issue a citation. This may result in a fine up to \$500.00 against the member where the campfire is located.

Public Lands Initiative Act. I don't want to become political, but Congressman Bishop's “Public Lands Initiative Act” was recently announced, you can view this at [www.utahpli.com](http://www.utahpli.com). Some of this bill will impact the Uintah Mountains. There will be an increase in wilderness in the eastern portion of the Uintah's. The West Fork of the Blacks Fork will have a special “road less” designation as will the East Fork of the Smith's Fork. Overall there is little that will affect our local area. Summit County Commissioners came out not supporting the “Act” because their recommendations were left out. Daggett County Commissioners dropped out of the public process because their requests were ignored.

Security Assessment. Last year, the board mentioned we were doing a “Security Assessment” of Manor Lands and that we would get some of the finding to you. Here are some of the main issues we found:  
**Keys:** Keys being hidden under rocks or in “lock boxes”. If found these keys will be confiscated. Lock boxes will be destroyed.  
**Incident reports:** If you see something suspicious fill out an incident report, these are available at the caretakers.  
**Borders:** Portions of our boundaries are inaccessible due to crossing private property. These are hard to fence to reduce trespass. We can only put up a fence if we have permission of the adjacent property owners.  
**Illegal Entry:** Many times individuals will try to follow a member through a gate. If this happens to you ask them to show their key. **If you do not know them and they do not show a key, DENY THEM ENTRY.** They can make arrangement for their sponsor member to meet them at the gate. Last year, I escorted two vehicles out the gate that were “lost” within Manor Lands.

Equipment. Our equipment is in the best condition thanks to the efforts of Jim, members of the Board and a couple of other members who are constantly ensuring our equipment is in the best working order. Last year you gave the Board permission to spend up to \$15,000 to purchase our own brush truck. Thanks to Tim Overy's diligence were able to purchase one for \$5,000. It will be a vital component to our firefighting capabilities within Manor Lands.

### **Vice President Comments:**

Another year has come and gone. Here it is 2016 and we can all look forward to another great year in the mountains. We hope that everyone will have the opportunity to enjoy this beautiful place.

I wished we could say that last year was uneventful however, it was anything but that. As Wes mentioned above, we had a fatality on our roads and we know that speed was involved. Be mindful of the speed limits and please don't drink and drive on our roads. Our children are on these roads all the time and we don't want to see anyone get hurt. We have also had a number of minors driving fast and reckless on our roads, speeding and spinning donuts on our newly repaired roads. If we notice anyone doing this we will be contacting the parents and possibly initiating a fine.

We also had a number of break-ins within our boundaries. Please don't give your gate keys, or leave them under a rock, lock box etc. We currently have a number of gate keys that are uncounted for. Last year at the annual property owners meeting the majority of our property owners voted not to re-key our gate locks. It is a large investment. If you happen to see something suspicious or see a gate open, close the gate lock it and get in touch with Jim or one of the board of directors and we will go and investigate. If you do have a theft or loss, fill out an incident form and give it to Jim. We keep a binder with all the completed forms in order to keep track of them, and don't forget to file a report with Summit County police department. They won't respond unless already in the area, but it gives them something to track within the county.

As a result of the cabin fire mentioned by Wes, we identified problems with the plumbing on the Fire Truck pump for the water which we will repair when the weather gets better. We also identified a need to train other individuals on how to run our equipment other than Jim.

Hopefully we can put together some sort of training for those interested. Last year we only had to do a "red flag warning" a few times. The frequent sprinkles helped keep the grass green, however that grass this year will provide excellent fuel for fires. If Summit County does initiate a "red flag warning" obey it. Summit County will give tickets for failure to comply. All entry gates will be marked if this warning is needed.

Last year we did purchase a new brush truck from the Evanston fire department. This will give us a great fleet of vehicles to respond quickly to any emergency that we may have. We also purchased a new snowmobile with a 2 speed transmission. This has made it so we could use the snow trail groomer that we have had for years. Jim has been able to do some work on the snow covered roads and make it a smoother ride for everyone on their snowmobiles.

A few things we have been talking about purchasing and keeping at Reynolds station are a large first aid kit, and an emergency defibrillator just in case we would have any need for these items. If anyone knows where these items can be purchased, notify anyone on the board of directors.

Richard is still working on getting the worst roads in Manor Lands repaired. We have purchased a large amount of roto-millings which only a small part have been delivered and have some large pipe that we will be putting in the roads for drainage. He has made a priority list of the roads that we will try and repair as soon as the weather breaks. There are a few roads within our boundaries that are too narrow and have insufficient area for a fire truck to turn around so these are a priority as well. We have Jim do the majority of the work on roads and need to give him a big thanks for what he does. If there is anyone that would like to assist him in putting in the drainage pipe or helping on the roads, let us know.

Our annual property owners meeting will be in April. Come and vote on all the important things that will need to be accomplished in 2017.

The fire pit is ONLY for slash from your property. A number of times, we have had nail embedded lumber and building supplies dumped in our burn pile. We even had a large amount of coal dumped there last year. The nails ruin our tires on the backhoe and costs upward of \$400 for every time we have a flat tire. This just comes out of our maintenance fees and will make it so those funds aren't available for other things needed.

It has come to our attention that there are a number of abandoned vehicles including campers, trailers, trucks, cars etc. on property owner's lots. Get these items removed as soon as possible. If you need someone to aid in removing non-operational equipment get with someone on the board of directors and we can give you the phone # of someone in Evanston that can come on site and remove the items. Property owners that have been identified by the board as having an "abandoned vehicle" will be notified and given a period of time to get it removed or get fined. We don't want Manor Lands to become a wrecking yard, it distracts from the beauty that we all love.

We have repainted the inside of the security cabin and installed new carpet and a new fridge, it looks great and Jim really appreciates it. The previous fridge and carpet were installed when the security cabin was built so it was definitely time to replace these items and give it a little face lift. There were also windows replaced and repairs to Reynolds station accomplished this year.

### **ROADS:**

The delivery and application of road material at the same time was a little challenging in 2015. We are now using roto-millings for their durability and it costs less than road base which we have used in the past. The deliveries are coming in as available from Evanston. Through the summer, everybody will notice a stock pile of roto-millings by Green Gate. We will be spreading this as fast as possible on the worst roads. There are several roads that are down to rock with little or no material to work with and the applied material from previous years has washed away due to heavy runoff caused by spring/summer rains. We have found that using just the grader is rolling out big rocks making some of the roads worse. We will be using the dump truck and backhoe to work on the roads this year while spreading roto-millings. This takes considerable time to accomplish. Last year we completed Pine Hill and Alpine Circle. With this approach, the road improvements seem to be lasting.

Our priority for 2016 will be Forest Drive to the Gray Gate, Pine View Loop and sections of Foothill. As we work on a section of roads we will also be installing drain pipes where needed. Our road repair priorities are assigned by looking at all roads and considering: amount of traffic, available

material, last time work was performed, weather damage, and impact to the greatest number of MLPOA members.

We have put up new signs requesting heavy trucks and towed trailers use 4 wheel drive on steep inclines even if the road is dry. Spinning tires and vehicles getting stuck are a major cause of road damage.

### **WORK PARTY:**

Our annual Work Party will be held on June 11<sup>th</sup>. There will be several things that need work this year. For example; replace road signs, clear thistles, cut trees within the right-of-way of our roads, split firewood, and some general maintenance.

Afterwards, there will be a pot luck lunch. We encourage everyone to attend and get to know other MLPOA members.

### **SECURITY:**

Replacement of worn locks is on-going by attrition. Please inform the Caretaker or one of the Board members if you have issues with the locks and keys. As a reminder the following is the cost of purchasing new keys or lost or damaged keys.

First two keys: \$8.25 each  
Three-six keys: \$13.00 each  
Over six keys, with board approval, or replacement of lost keys: \$33.00 each

The installation of the new locks has posed a problem with some members. Remember to turn the lock all the way to the unlocked position to open the lock, then turn the key all the way to the other end of the turn range and back to center to remove your key. Do not use pliers and any other tool to turn or remove your key while it is in the lock. This will cause grave damage to the locks. They are expensive to replace.

We want to once again emphasize to everyone, do not put any type of lubricant or graphite into the locking mechanisms. They are designed to be cleaned with a special product to keep them free of dirt, dust and oil. Graphite is especially bad in moist conditions because it turns into concrete when it gets wet. You can be held liable for damage to the locking mechanism caused by your action.

Last year we recommended to re-key our gate locks. The recommendation was not approved through the general membership vote. The problem of unaccounted keys has worsened. Last year we had 35 lost or unaccounted for keys and this year we now have 88 lost unaccounted for, keys. Losing keys is a problem that just happens even if you are careful with securing keys. The biggest problem is not having the authority to have keys transfer from the seller to the buyer. Realtors that are current members do the best that they can, but many times the seller says that they don't have or can't locate the number of keys that were issued. Outside Realtors, sellers may not be familiar with the Manor Lands rules pertaining to the transfer of keys. I personally believe that some sellers keep the keys so they can visit with in Manor Lands. Re-keying the locks is the best way to overcome the issue of "Problem Keys", but if the members don't approve of this expense, we can't do anything about it. We will be putting this to a membership vote again in April of 2017.

Safety is always a front and center concern, especially for our children. I want to ask all members to inform their guests and family to adhere to the 15 MPH speed limit that we have inside our MLPOA gated area. We need everyone to do their part in keeping our roads safe for everyone. Manor Lands maintains the same standards as the state of Utah with regard to the operation of off road vehicles. The following is provided from the ATV Course website.

<http://www.atvcourse.com/usa/utah/atv-laws.aspx>

All riders in Utah who are under the age of 16 are REQUIRED to complete an approved [Utah OHV Safety Course](#), and carry the [Utah ATV Safety Certificate](#) with them while riding on public lands. In addition to the required OHV safety certificate, all riders who are under 16 and who are riding on public lands must follow these restrictions:

- The operator license must be carried at all times when operating any ATV or OHV on public lands.
- No one under the age of 8 may operate an ATV on public lands in Utah.
- Anyone over the age of 16 may operate an ATV if they have a valid

state driver's license OR an approved OHV education certificate.

### **ATV Safety Gear Requirements**

All ATV riders should wear an approved helmet at ALL times when riding their ATV, regardless of their age or experience level. In Utah, a helmet is mandatory for all riders (operators AND passengers) under the age of 18. Helmets must have at least a "DOT Approved" safety rating for motorized use.

It is highly recommended that all riders also wear gloves, long sleeved shirt, long pants and over-the-ankle boots that are designed to offer added protection for ATV riders.

Before heading out on Utah's ATV and OHV trails, please remember the following tips to ensure a safe and enjoyable ride:

- Always wear appropriate safety gear when riding.
- Ensure your ATV is properly registered in the state.
- Always stay on designated trails. Stay off paved roads.
- Obtain the landowner's permission before going onto private land.
- Know before you go - contact the landowner or land management agency to find out about open ATV trails or routes.
- Never, ever ride an ATV while under the influence of drugs or alcohol.

Contact Paul Valdez for keys and any questions related to security.  
[security@manorlands.org](mailto:security@manorlands.org)

### **FACILITIES & EQUIPMENT:**

This past year we were able to repaint and put new carpet in the caretaker's cabin. We also replaced the snowmobile, all of which were long overdue. Jim's hard work maintaining our equipment has paid off. All of the Manor Lands equipment is running well and in good condition.

### **WEBPAGE/DATABASE:**

Please provide your updated address, phone number, email and mailing address to [mawilson@manorlands.org](mailto:mawilson@manorlands.org)

or [secretary@manorlands.org](mailto:secretary@manorlands.org) so we can continue to provide you with updated Manor Lands information and continue to keep our owner database up-to-date.

In 2016 the old Manor Land's Book will be uploaded to the website so members can print copies.

**BUDGET:**

In 2015 we stayed within the approved budget.

**NOTICE OF ANNUAL MEMBERSHIP MEETING:**

In accordance with Bylaws ARTICLE IV, Section 1: Place of Meeting the Board of Directors have set our annual Membership Meeting to be held on Monday, April 25<sup>th</sup> at the Salt Lake County building (2001 S State, Room N1100 Salt Lake City) beginning at 6:30 PM. Announcement of this meeting will be posted on the Manor Lands website ([manorlands.org](http://manorlands.org)) and our Facebook page.

Regulations. There will be one new item that will need the membership's vote for approval.

- Update of the of the abandoned Vehicles and Trailers Regulation.

Board of Directors We will have three (3) vacancies on the Board of Directors. We have a few who would like to serve, but our bylaws require two nominees for each open position. Anyone else wishing to serve on the Board needs to get their names to the Board **As soon as possible.**

Board positions are open to spouses, any individual listed as part owner of the property, any individual who is listed as part of a trust or a trustee, or an individual who has Power of Attorney to represent the owner of the property. Just remember that only one individual from a family, trust, or joint ownership may serve on the Board at any one time.

**The ANNUAL MEMBERSHIP MEETING is Monday, April 25<sup>th</sup> at 6:30 PM.**  
**Agenda**

**6:00 – 6:25 Member Check in**

6:30 Welcome, opening remarks, Awards MLPOA President Wes Johnson

6:45 Re-key issue Board Member over Security Paul Valdez – we will need to re-key very soon – Update to membership

6:50 Discuss amending Regulation P - Abandoned Vehicles & Trailers change- Wes

7:00 Candidate introductions/Additional nominations for write-ins

7:15 Vote

7:30 Financial Report Terry Kilburn and Kris Ahmann /Vote on 2017 budget proposal

7:45 Fire Safety Ken Ludwig, DNR

8:00 Other Business

8:15 Election results

8:30 Prize drawing

9:00 Adjourn

2015 Actual & 2017 Proposed Financials

	<u>2015</u> <u>Actual</u>	<u>Approved</u> <u>2015</u> <u>Budget</u>	<u>(Under)</u> <u>2015</u> <u>Budget</u>	<u>Proposed</u> <u>2017</u> <u>Budget</u>	<u>(Under)</u> <u>2015</u> <u>Budget</u>
<b><u>Income</u></b>					
Property Dues	\$ 91,800.00	\$93,400.00	\$ (1,600.00)	\$ 93,600.00	\$ 200.00
Interest Income	\$ 1,500.00	\$ 2,053.42	\$ (553.42)	\$ 2,700.00	\$ 646.58
Other	<u>\$ 2,000.00</u>	<u>\$ 3,881.13</u>	<u>\$ (1,881.13)</u>	<u>\$ 2,500.00</u>	<u>\$ (1,381.13)</u>
<b>Total Income</b>	<b>\$ 95,300.00</b>	<b>\$99,334.55</b>	<b>\$ (4,034.55)</b>	<b>\$ 98,800.00</b>	<b>\$ (534.55)</b>
<b><u>Expense</u></b>					
General Administration	\$ 37,229.32	\$34,000.00	\$ 3,229.32	\$ 38,000.00	\$ 3,115.00
Professional Fees	\$ 9,930.50	\$ 9,000.00	\$ 930.50	\$ 9,000.00	\$ -
Facilities	\$ 8,173.47	\$12,500.00	\$ (4,326.53)	\$ 10,550.00	\$ (1,950.00)
Equipment Repair and Maintenance	\$ 5,702.22	\$17,000.00	\$ (11,297.78)	\$ 10,300.00	\$ (6,700.00)
Security	\$ 758.50	\$ 2,000.00	\$ (1,241.50)	\$ 2,000.00	\$ (6,350.00)
Roads	\$ 24,642.34	\$17,400.00	\$ 7,242.34	\$ 21,000.00	\$ 3,600.00
Home Owner's Activities	\$ 589.81	\$ 600.00	\$ (10.19)	\$ 850.00	\$ 250.00
<b>Total Expense</b>	<b>\$ 87,026.16</b>	<b>\$92,500.00</b>	<b>\$ (5,473.84)</b>	<b>\$ 91,700.00</b>	<b>\$ (800.00)</b>
<b><u>Revenues Less Expenditures</u></b>	<b>\$ 8,273.84</b>	<b>\$ 6,834.55</b>	<b>\$ 1,439.29</b>	<b>\$ 7,100.00</b>	<b>\$ 265.45</b>
Cash in Bank Dec. 31, 2015				Fund Balances:	
AFCU Checking Account	\$ 19,515.00			Operating Fund	\$ 29,880.00
Trona Valley Checking Account	\$ 1,405.00			Reserve Funds	\$ 74,827.00
AFCU Savings Account	\$ 29,434.00			Perpetual Road Fund	<u>\$ 20,474.00</u>
AFCU Money Market Account	\$ 3.00			<b>Total</b>	<b>\$ 125,181.00</b>
AFCU Certificates of Deposit	<u>\$ 74,824.00</u>				
<b>Total Cash in Bank</b>	<b>\$ 125,181.00</b>				

**Proxy Ballot for April 25, 2016 MLPOA Annual Membership Meeting**  
Salt Lake County building (2001 S State, Room N1100 Salt Lake City) 6:30 PM.

**Voting by Proxy:**

From Bylaws Article IV Section 6:

Proxies: Every Member entitled to vote or execute consents shall have the right to do so either in person, or by an agent or agents authorized by a written proxy signed by such Member or his duly authorized agent. Only Members in Good Standing can solicit proxies. A solicitation for proxy shall include a proxy statement. The solicited proxy statement shall give the name of the agent who will exercise the proxy, show the meeting, including the place, date, and time, and inform the Member how the agent will vote and/or provide the Member a means to give the agent written instruction on how to vote on specific elections, proposals and items. Any and all proxies shall be filed with the secretary of the Association forty eight (48) hours prior to the meeting that the proxies are to be exercised. No proxy shall be valid after the date of the meeting for which it was given.

Therefore we have provided the following Proxy Ballot for those who are unable to attend the Annual Meeting in person. Proxies must be received by the secretary no later than forty eight (48) hours prior to the annual meeting. Either mail the proxy ballot to the Secretary at the address listed on the ballot or, if you wish, it can be filled out and scanned and sent via email.

Please include any additional written instructions you see fit regarding how you would intend to vote on specific elections, proposals and items presented at the annual meeting.

**Abandoned Vehicles and Trailers Update By-Laws – Regulation P**

\_\_\_\_\_ Yes

\_\_\_\_\_ No

**Board of Directors (Vote for three)**

\_\_\_\_\_ **Michael Bettin**

\_\_\_\_\_ **Devin Walker**

\_\_\_\_\_ **Paul Harman**

\_\_\_\_\_ **Shayne Purser**

\_\_\_\_\_ **Sharilee Code**

\_\_\_\_\_ **Judy Pearce**

\_\_\_\_\_ **Ron Jones**

**Please Print:**

\_\_\_\_\_  
**Owner Name**

**Address**

**Lot Number(s):**\_\_\_\_\_

I hereby appoint, as my agent, the MLPOA board Secretary to exercise this proxy on my behalf.

\_\_\_\_\_  
**Owner Signature**

Mail to Ms. Michael Bettin:  
630 S. Elizabeth St.  
Salt Lake City, UT 84102  
OR scan and email to  
Michael.Bettin@FranklinCovey.com

## 2016 Board Nominees & Candidate Biographies

### **Michael Bettin**, Lots 125-126

My parents built their cabin in the mid 1970's and I consider it my home away from home and appreciate all that Manor Lands and mother-nature provides. My mother and I also value the friendships and the great neighbors we have. I have served as the board's Secretary for the past 3 years. It gives you such a greater appreciation of the hard work our volunteers provide to this organization. I have also been fortunate enough to have access to resources to keep Manor Lands printing and mailing costs down. With that said, I would be honored to continue to serve in this capacity.

### **Devin Walker**, Lot 1040

I have been enjoying Manor Lands for many years and recently became owner of my grandparent's cabin. We spend many weeks at the cabin throughout the year. I have been actively involved in helping to keep the Manor Lands equipment in good repair. Helping maintain Manor Lands in a secure and pleasant environment has always been a priority of mine. Serving on the Board will be an honor and I hope we can get a lot accomplished to keep it safe and enjoyable.

### **Paul Harman**, Lot 428

Hello, I am Paul Harman. I have decided to run for the MLPOA Board and would appreciate your vote. Here are a few reasons I would like to be on the Board.

- 1- My family and I love Manor Lands.
- 2- I want to keep Manor Lands the best it can be
- 3- I have traveled the U.S. and abroad and feel that Manor Lands is one of the prettiest places I've seen and would like to keep it that way.

### **Shayne Purser**, Lot 601

I live in Syracuse. I am married and have 3 kids, one daughter who is married and has a baby girl and another on the way. I was in sales for about 14 years at Young GMC and I have spent the last 5 years as a production manager at UTC (Wells cargo, Haulmark)

I would like to be on the board for a few reasons.

1. I love the outdoors.
2. I have been trying to buy a place in Manor Lands for over 15 years. This dream has finally come true.
3. I would like to help make Manor Lands a safe, fun place to enjoy family.
4. My wife and I love to ride our 4 wheelers and there is plenty of trails to ride on just outside of Manor Lands.

I will do the best I can to help make Manor Lands a place that everyone wants to come and enjoy.

### **Sharilee Code**, Lot 626

Hello, I am Shar Code. I have decided to run for the MLPOA Board and would like your support by giving me your vote. My family has been a part of Manor Lands since 1975. For over 40 years we have enjoyed the Uinta Mountains and our home away from home on Evergreen Drive.

I retired from the IRS in 2009 after 30 years of service. Most of my professional career was spent in management. Since retirement I have enjoyed traveling, spending time at our cabin, and volunteering for Canine Companions for Independence (CCI). CCI is a great organization and the several fundraising events I have been a part of have been very successful.

If I am elected to the MLPOA Board I would focus on Security, Fire Safety, and the continuance of road improvements. I would be open to any suggestions that would help MLPOA operate more effectively and look forward to the challenge of keeping our association a wonderful and beautiful place to be a member.

**Judy Pearce, Lot 507D**

My husband Tom and I are relative newcomers to Manor Lands having purchased our lot in 2006. We have loved having the opportunity to enjoy our cabin and surrounding mountains. We have horses and enjoy bringing them to the cabin and riding the nearby trails. We have two children and love sharing our mountain retreat with them and their families.

I have a background in real estate sales and have had the privilege of helping several of the newer owners realize their dream of owning property in Manor Lands. It has been a pleasure being able to get to know so many of you through this medium.

Having been married to a past president of the Manor Lands POA, I know that there are many hours spent by our board members serving the needs of the owners and in making our community the best it can be. I feel that all members who are able should take the opportunity to share in this responsibility and, therefore, am entering my name on the ballot to take my turn serving on the board in whatever capacity I can.

**Ronald Jones Lot 903**

I have lived in the South Ogden area for all my 68 years. I worked over 30 years at Hill Air Force Base. Have worked several other jobs, starting after college at a small hospital as the head of accounting and admissions, managed a carpet store, manager for a division of a telecommunication company in Salt Lake City, and then hired on at HAFB for 30 years, as a contracting manager. After retiring from HAFB I went to work for a small business that worked government contracts. I started as a division manager and was later promoted to a Vice President, I am currently retired. I have a bachelor and a Master's Degree in Business Administration. I am married to the "boss" Sally" we have five kids, and 26 grandkids and great grandkids.

Growing up my parents had a cabin in Christmas Meadows. I really enjoyed my years going to our cabin, and always wanted to have a cabin for my family to enjoy. I enjoy hunting, fishing and relaxing at the cabin. I have spent a lot of time cleaning up my Manor lands property, and working on improving my cabin and lot!

I think it is important for all of us to be good neighbors, take responsibility for our property, and be considerate of all our Manor land owners. I feel the board is responsible to work for the owners to provide security, in force by-laws, do all we can to mitigate fire danger, and keep Manor lands the place we want to enjoy with our families!

\*\*\*Red or underlined text indicates added/changed language to be voted on\*\*\*

# Regulation P. Abandoned Vehicles and Trailers

## DEFINITIONS:

TRAILERS: Any travel trailer, camper, 5th wheel or mobile home is considered a 'trailer' for purposes of this regulation.

VEHICLE: A machine propelled by power other than human power designed to travel along the ground or snow by use of wheels, treads, runners or slides and transport persons or property or pull machinery and shall include, without limitation, automobile, truck, trailer, motorcycle, ATV, UTV, snowmobile, tractor, buggy and wagon.

If a vehicle or trailer has been left to deteriorate it shall be considered abandoned. If said trailer has broken windows, broken doors or is in a dilapidated condition it will be determined to be a health, environmental or safety hazard.

Rule 1. Manor Lands Property Owner's Association does not allow abandoned trailers to be left on any lot within the boundaries of the Association. It will be the responsibility of the property owner of that lot where the abandoned trailer sits to take corrective action to either make the trailer habitable or remove it from Manor Lands Property Owner's Association. All costs associated with this will be the responsibility of the property owner.

Rule 2. After a violation has been identified to the Manor Lands Property Owner's Association Board of Director's as being possibly abandoned, a determination from the board members will be made by a review committee of no less than 3 members. This committee will visit the site and inspect the trailer. If the committee feels the report is valid, pictures will be taken to document their decision.

Rule 3. The pictures will be presented at the next regularly scheduled monthly Board of Director's meeting and a determination will be made by the Board as to whether this trailer has been abandoned. If they agree, a letter will be sent to the current owner on record advising them they have 90 days to either make the trailer habitable or have it removed from Manor Lands property Owner's Association.

Rule 4. If after 90 days neither of these recommendations has been accomplished, the Board of Directors will contact the appropriate Summit County Department and request their involvement to have the trailer removed.

Rule 5. Removal of the trailer or making it habitable is the sole responsibility of the owner of the lot where the trailer is residing. Furthermore, if the matter is turned over to Summit County Health Department, the owner of the lot where the trailer resides shall be responsible for all fines or penalties assessed by Summit County.

## Rule 6. Abandoned Vehicles

1. Abandonment: No person shall abandon any vehicle within Manor Lands and no person shall leave any vehicle at any place within Manor Lands for such time and under such circumstances as to cause such vehicle reasonably to appear to have been abandoned. A vehicle shall be considered abandoned if it is non-operational and its registration is more than six (6) months past due.
2. Leaving Wrecked, Non-operating Vehicle on roads: No person shall leave any partially dismantled, non-operating, wrecked or junked vehicle on any Manor Lands maintained road within Manor Lands.
3. Time Limit on Private Property: Partially dismantled, non-operating, wrecked, junked or discarded vehicles cannot remain on private property longer than thirty (30) days; except that this subsection shall not apply with regard to a vehicle in an enclosed building; or to a vehicle in an appropriate storage place or depository maintained in the lawful place and manner by Manor Lands.
4. Responsibility: Removal of a vehicle is the sole responsibility of the property owner of the lot where the vehicle is located. If the vehicle is not removed within the time limit stated above the matter will be turned over to the Summit County Sheriff's Department. The owner of the lot where the vehicle is located shall be responsible for all towing charges, fines or penalties assessed by Summit County.
5. Authorization: The Summit County Sheriff or any member of the Summit County Sheriff Department is hereby authorized to remove or have removed any vehicle left on any Manor Lands maintained road or on a lot within Manor Lands which reasonably appears to be in violation of this rule or be lost, stolen or unclaimed be disposed of in accordance with the laws of the State of Utah and Summit County. The owner of the vehicle shall be responsible for all towing charges, fines or penalties assessed by Summit County.

\*\*\*Red or underlined text indicates added/changed language to be voted on\*\*\*



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