

# MANOR LANDS PROPERTY OWNER'S ASSOCIATION



## BOARD OF DIRECTOR'S 2012 FALL/WINTER NEWSLETTER

Physical Address: Lot 712A Wilderness Road, Christmas Meadows, UT, 84036

Mailing Address: HC 63 Box 82 I, Evanston, WY 82930

Business Address: 826 E. 12300 S. Suite 1, Draper, UT 84020

**PRESIDENT** – Harry Porter (801) 544-7757, cabin (435) 642-6161

**VICE PRESIDENT (Acting)** – Wes Johnson 801-479-8846, Cell 801-547-4593, cabin 435-642-6767

**SECRETARY** – Marianne Hunter cell (801) 668-1132, cabin (435) 642-6837

**TREASURER** – Belinda Taylor (801) 731-5003, cabin (435) 642-6005

**SECURITY** – Don Lord (801) 785-6707

**FACILITIES** – Wes Johnson (801)-479-8846, Cell (801)-547-4593, cabin (435)-642-6767

**FIRE SAFETY (Acting)** -- Hal Hallett (801) 776-3644

**ROADS** – Hal Hallett (801) 776-3644

**PUBLIC RELATIONS** – Barbara Hayward (801) 292-1170, cell (801) 518-8650

**CARETAKER/SECURITY CABIN** - Jim Crow

HC-63 P. Box 82-I

Evanston WY 82930

(435) 642-6263

## Harry Porter: President

Summer is over and fall is upon us. I am happy with the progress the Members have made in cleaning up Manor Lands during the two work parties we have had this summer. Barbara Hayward provided coordination of the effort and did an excellent job. I am sorry we had to impose a fire ban for the summer months but we felt it was in the best interests of all. Thanks to all of the members for their understanding and cooperation.

The new Storage Building was dedicated to Dale Code's memory. He was instrumental in getting it built for us. Our funds are all in order with our required balances intact. We were refunded the bond on the parking lot by Summit CO. We did some road improvements until the budget was depleted. More will be scheduled next spring. Purchasing a new vehicle to replace the Rhino is to be included in next year's budget as well as possibly a new snowmobile. Several lots have changed membership and we welcome the new members to into Manor Lands. For those who have left we are sorry to see you go.

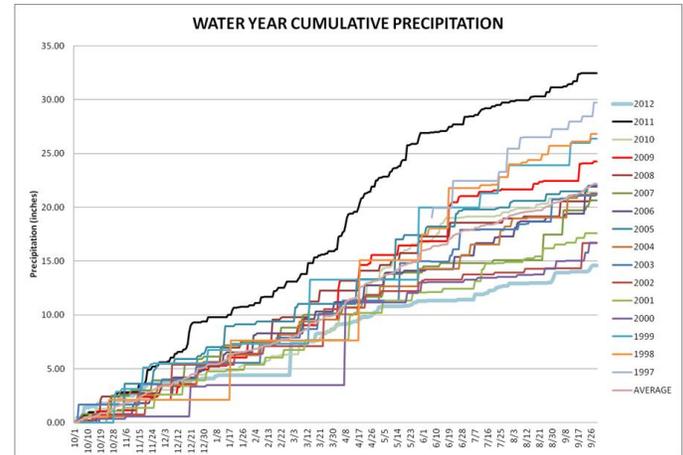
## Wes Johnson: Vice President and Facilities.

This has been a very remarkable year for Manor Lands. The efforts of a few have resulted in reducing the fire dangers that affect all of us. It goes without saying that these few appreciate the many values that Manor Lands provide to us all. We do anticipate having two work parties again next year and are considering having a raffle at the social of the second workday.

Many of you remember our past president Dale Code. The dedication of the new equipment building in his honor was an extraordinary feat. I would like to thank the many who donated to having a memorial established in Dale's honor. All funds for the stone that we purchased were from donations; no money from our treasury was used to acquire the stone. If you get a chance stop by the caretakers' cabin and take a look at the memorial.

One of the joys of being a member is having a campfire while visiting Manor Lands. It has been very tempting this past summer to have a campfire. But with the lack of precipitation and high fire

danger we decided to impose total restrictions on all campfires. Here is a chart showing how much or how little precipitation has occurred at Manor Lands since 1997. The top line is from the winter of 2010-2011, the bottom line is last winters.



(Special thanks to Ray Wilson for keeping track of our precipitation amounts and providing this chart.)

We really appreciate your patience in waiting for weather conditions to improve so we could begin allowing campfires. Your diligence perhaps saved us from having a disastrous wild land fire event. Thank you for your fire safety efforts.

Speeders, and those intent upon tearing up our roads, has significantly been less this summer than other years. We still have a few who insist upon spinning donuts and sliding around the corners of our intersections. Now we are considering different ways to deal with these inappropriate ATV riders. One suggestion that has been brought to the board is to have the individual committing the destruction of our roads or speeding, park their ATV 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.

Illegal dumping at both the dumpsters and the burn pit has been reduce somewhat. We still have a few individuals who cannot distinguish between what is normal household by products and what isn't. If it is not biodegradable then it doesn't go in the dumpsters. If it can't be burned it shouldn't be taken to the burn pit, this includes old sofas, beds, sinks, used appliances. We followed one member as he took a load of old lumber to the burn pit and

picked up nearly 20 pieces of lumber that still had nails poking out; this is not good for our members tires. Also, it has cost us nearly \$1000 to keep repairing the tires of the backhoe that Jim uses to keep the burn pit pushed back and kept in order.

Let's all work together to ensure Manor Lands continues to be a safe place for us to recreate and access the wonders of the north slope

### **Marianne Hunter: Secretary**

Hasn't this been a summer to remember? This has been one of the driest and hottest summers on record. With all the wildfires in the West, I feel very fortunate that we were able to get through the season without any incidents. Thanks go out to all the members who cooperated with the fire restrictions. I know having a fire in the pit is one of the most enjoyable experiences we have at our properties. Hopefully next summer we will have more rain and milder temperatures so we don't have restrictions.

Thanks to everyone who helped with the deadfall clean up. Manor Lands look so much better because members cut up, stacked, chipped, or hauled the deadfall to the wood pile. Some people went way beyond cleaning up their own properties and helped their neighbors with theirs. Thanks to those who put countless hours behind the chipping machine. Not only does it look better, but it has to help in case of a wildfire. As a Board Member I was out and about many times to encourage people to drive their Wheelers in a safe courteous manner. Thanks to all who adhere to the speed zone, had their kids in helmets, and their lot number on the back of their machine. This is very helpful and appreciated

### **Hal Hallett: Fire Safety**

I want to thank each of you for your cooperation and understanding during the critical fire season. I know we all enjoy sitting around campfires while visiting our cabins/property at Manor Lands. We made it through this fire season without any serious fire problems. Your effort to remove dead trees and slash from your property has significantly reduced the wildfire fuel from Manor Lands. Please keep up the good work and help us keep our piece of paradise safe.

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.
4. When the Board determines it is in the best interest 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**

During this last year we have tried to make as many improvements and repairs to the Manor Lands roads that our budget would allow. I have noticed that several property owners have taken the time to remove many of the rocks from the roads (Thanks). This has helped us maintain the roads within Manor Lands. We have also placed new road base on several roads to improve their condition where the rocks and water erosion have been causing problems.

We are still having problems with many property owners and their guests who are driving their cars, trucks, motorcycles and four wheelers at speeds above the posted 15 MPH, and doing donuts and

spin-outs causing ruts in the roads making it difficult to keep up as we try to improve the roads. This action takes additional time and material to repair the damage they cause. Please slow down and advise your guests to comply with our posted speed limit.

The new overflow parking lot by the Green gate is now available for your use this winter. Please don't park your vehicles or your trailers on the roads. Also, 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 unsafe conditions.

### **Don Lord: Security**

Keeping Manor Lands a safe and secure place continues to be an on-going effort and goal. To accomplish this goal it is recognized that property owners must be diligent, observant, and willing to follow the security measures set in place. Knowing the basic security rules and regulations is essential for property owners, and must be made clear to guests as well since property owners are responsible for the actions of their guests.

We seem to have most of the rules violations in the areas of speeding, lot tags on ATVs, discharging of fire arms, and keeping gates closed and locked. Speed limits are 15 MPH throughout Manor Lands, lot tags must be on all ATVs, discharging of firearms anywhere in Manor Lands is prohibited, and gates must be closed and locked after passing through them. With the coming of winter and the snowmobile season, we are emphasizing the importance of closing and locking snowmobile gates after passing through them. This is for the safety and security of all Manor Lands property owners. Security rules and regulations are available on the Manor Lands web site.

We appreciate your diligence in following the security rules and regulations that have been approved by vote of property owners and are in place for the safety, protection, and security of all of us. Our goal is to have property owners want to follow these rules and regulations because they recognize the need for them as opposed to following them because they might be caught and fined. We don't want to have to catch and fine anyone.

Thanks again for keeping Manor Lands as safe and secure as possible.

### **Belinda Taylor: Treasurer**

Over the past year the Board of Director's has diligently attempted to maintain strict vigilance over the member's monies and get the most out of the resources available to us. We continued to purchase gravel, road base, and ground asphalt in an attempt to maintain our roads.

Other large ticket items included replacing the garage doors on Reynolds Station that had deteriorated to the point that they were a safety issue; repairing the Rhino ATV that the caretaker uses daily to make rounds; repairing a flat tire on the backhoe that occurred at the burn pit; and replacing locks from some of the gates where good intentions failed when owners sprayed the locks with WD-40. Although we have had repairs on some of the equipment to keep it running, we feel good about where we are postured in utilizing this equipment as we head into the winter months.

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.

### **Barbara Hayward: Public Relations**

Board Members and the MLPOA would like to extend special thanks of appreciation to Ron Zipperer, Harry and Sandi Biggs, Ray and Mary Ann Wilson and Devin Walker for the hundreds of hours contributed in time and energy in behalf of Manor Lands.

Another special thanks to Fred Johnson, a Manor Lands property owner from Corvallis, Oregon. Fred drove all the way from Corvallis this summer to help us chip slash in August because he wanted to contribute his help and time to Manor Lands. Thanks again, Fred! **Your time, efforts and expertise have been so appreciated.**

Both of our 2012 work days/potluck lunches were instrumental in accomplishing goals of clearing and chipping dead fall and slash, as well as fostering

new friendships with our Manor Lands neighbors. Thank you all for your support in our efforts for Manor Lands becoming a safer and more beautiful place to live or visit.

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 this year.

We encourage property owners to contact Maren, at Summit County next spring, 435-336-3970, to reserve the chipper for use on your own property.

We recommend everyone receive the Manor Lands Newsletter electronically to help reduce our postage expense and work load. Please sign up through the web site [www.manorlands.org](http://www.manorlands.org) or contact any member of the board.

### **GATE LOCKS**

There have been a number of incidents recently involving gate locks that need to be addressed. The gate locks that we are currently using were installed a few years ago when we changed all gate locks with new locks and new keys. The locks have not performed as well as we expected or were promised, but we have to make the best of them now.

Jim (caretaker) checks and lubricates the locks on a regular basis using a special graphite-based lubricant made especially for locks of this type. This regular maintenance has helped a lot. It is **essential** though that members do not put any lubricant of any kind in the locks (including and especially) WD-40. We have had a number of locks fail recently due to some kind of unacceptable lubricant being sprayed into them. This makes a lock that may be giving you some difficulty in using to a lock that does not work at all. If you encounter a “difficult” lock, let Jim know but do not put any kind of spray into it.

These incidents have caused significant problems for members, and costs to Manor Lands to get the lock repaired or replaced. Please help us keep the gate locks working as well as possible. If Jim is informed of a “problem” lock he will likely be able to fix it without having to replace it with an expensive new lock.

Thank you for your cooperation. Manor Lands Board of Directors

### **NOTICE**

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

### **BOARD MEMBERS NEEDED!**

Beginning next year we will have 5 vacant positions on our Board of Directors. In recent years volunteers from the membership to fill these positions has been extremely limited. We are now at a point of desperation.

Previously, these positions were only filled by owners of record of lots within MLPOA, however we are rewriting the regulation governing this and are looking to expand it to other family members.

Look for this proposal in the Spring Newsletter to be voted on at the 2013 Annual Meeting. In the meantime, we are in need of individuals who desire to make Manor Lands a better place. Please consider serving on the Manor Lands Board of Directors.