



MANOR LANDS PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTOR'S
SPRING 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 – Tom Pearce (801) 250-7080, (435) 642-6151 cabin

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

SECRETARY – Marte Green (801)295-6269

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

SECURITY – Don Lord (801) 785-6707

FACILITIES – Dick Wells (435) 245-4278

FIRE – Vacant

ROADS – Hal Hallett (801) 776-3644

PUBLIC RELATIONS – Ron Zipperer (801)628-4038

CARETAKER/SECURITY CABIN - Jim Crow

HC-63 P. Box 82-I

Evanston WY 82930

(435) 642-6263

MLPOA Annual Meeting

The Annual MLPOA meeting will be held on April 23, 2012. This meeting is open to all property owners in the Manor Lands Property Owners Association. Plan to attend this year's meeting starting at 7 PM and ending at 9 PM at the Salt Lake County Building 2001 South State Street, Salt Lake City, Utah, Room N1100 NATR.

MLPOA Board of Director Candidates

The Board of Directors has 4 positions open this year. 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 below candidates who are selflessly volunteering their time for a chance to serve on the board.

Sandra Biggs

I am interested in running for the Board of Manor Lands. We have owned our place for 23 years. Our house is located on Lot 1717. We have been full time residents for 7 years. I love living in the mountains. I consider Manor Lands my home, and my front and back yard. I would like to be part of continuing the improvements and maintenance of our association. We just need to work together to make things happen. I want to be part of that Making Things Happen.

Marianne Hunter

I am running for a position on the board. I have owned property in Manor Lands since 1978, and built the cabin in 1982. My lot number is 837 (6087) Forest Drive. I live in Ogden; I graduated from Weber State in education and retired from Ogden City Schools where I taught in a Junior High. I love being in the mountains year round enjoying the many activities afforded me there. I enjoy my association with my neighbors and fellow Manor Lands property owners. We all have so much in common, not only the love of being at our cabin or camp, but the beauty of the forest, fresh air, wild life, and even the hard physical work of maintaining our properties. Manor Lands is a great place, there have been many improvements made over the years by our board and many others who give their time, and efforts. I would like to be more involved in the process of serving all property owners. Please consider me when you choose new board members this year.

Wes Johnson

BEEN THERE - DONE THAT. I served on the board for 2008-2011 then decided not to last year, but would accept a write-in if elected - I only lost by 2 votes. So now many members have asked that I run again. My wife, Ruth, and I purchased our lot, 505, in 2006. My background: I did 22-years as a meteorologist for the US Air Force. I have Bachelors Degree in Zoology, Botany, and Geography from Weber State University. Three years with the Utah Division of Wildlife Resource mapping division lands and wildlife habitats. Eight years with Utah Division of Parks and Recreation as their Lands Manager I was recruited by international consulting firm to write planning documents and management plans for the Bureau of Land Management and US Forest Service. Up until November 2010 I worked for another firm doing consulting for the Department of Homeland Security. What do I see for Manor lands? During my previous tenure with the board I noticed a lot of areas that we need to improve upon. We need a long term planning document that will provide a roadmap of all issues relating to the common needs of all members. We need better communication with Summit County where nearly \$1-million in our property taxes are sent, with little if nothing is returned to us in services. We need more input with our other neighbors and resource managers including the US Forest Service, Wildlife Resources and Parks and Recreation. We need to improve the security associated with our fences, locks and keys.

Manor Lands Notes

Although everyone on the Board of Directors prefers to remain positive at all times there are some issues that need to be addressed. Owners are responsible for all relatives and guests while they are enjoying Manor Lands. It is your responsibility to ensure that they not only know the rules and regulations but also adhere to these rules. Rules and regulations can be found posted on the Manor Lands Website. Most rules violators are unaware they are even committing a violation and are visiting as guests.

Common violations are leaving gates open, speeding, fishtailing/spinning donuts in the roads, entering and exiting the property through or under our fences, trespassing on other properties. For everyone's enjoyment, brief your guests on acceptable behavior.

There also seems to be a misconception that the burn area is a dump. This is not true; this area is only for trees, deadfall and slash. Not for your construction debris filled with nails or your old mattresses or television sets. Please keep your garbage out of there or we will be forced to close the area.

The speed limit on Manor Lands roads has been and is still 15MPH. Temporary lot number decals for ATVs are available at the Caretakers Cabin free of charge for guests and members. Remember, that the decals are for your safety and allow us rapid identification of a given lot in case of emergency.

The overflow parking lot is almost finished and was open for use this past winter. We will put the final touches on it this spring and plant the required grass for re-vegetation. Once this is completed we can close out the permit with the county. The dumpster area is also completed and is in use. Please dispose of only household garbage in the dumpsters, no appliances or construction debris.

Last summer a few road intersections were fixed. Some big berms were piling up in the center of these intersections from ATV traffic. Utilizing the grader and the backhoe we were able to straighten these areas out. We will continue road maintenance this year once the snow melts off. Some of the things we would like to do are removing some of the larger rocks protruding in the roads in areas. We would like to stockpile some road base and then distribute it to areas that need it. Of course we also want to work road areas in need of improvement. If you have any concerns or suggestions on the roads contact the board member over roads. The contact information is available on the Manor Lands website or at the caretaker's cabin.

The Manor Lands snowmobile engine had very low compression this past year so over the summer the engine was rebuilt. This past fall we also had engine problems with the Rhino and it required a rebuild. This happened just as the snow was getting good for snowmobile use so we were not left without a vehicle for caretaker rounds. Both vehicles are back in service and we hope to get a couple more seasons worth of use out of them.

Annual Work Party

Once again thank you to all members that came out this past summer to help out with the annual work

party. We were able to perform a lot of needed work with on a shoestring budget. Keep an eye out on the website and the gates for the date of this year's work party.

Fire Safety

This past summer was great from a fire safety standpoint. We are keeping our fingers crossed that the 2012 summer is wet and green again. However we cannot stress enough the need to control fires in your fire pits. We want to remind everyone that there are no open fires allowed in Manor Lands. What you can't burn in your approved fire pit (slash) needs to be taken to the burn area. Please remember when having a fire in your fire pit keep it controllable and have at least 10 gallons of water next to your pit, or a garden hose if you are on a water system. It's not a good idea to burn on windy days and definitely don't leave your fire unattended. When you leave ensure your fire is "Dead Out".

If you have questions about how to construct an approved fire pit, stop by the caretaker cabin and look at the Manor Lands approved pit. Or you can get with any board member for recommendations. These recommendations can also be found on the website in the rules and regulations.

Keep in mind and let your guests know that there are NO FIREWORKS allowed within the Manor Lands boundaries.

A lot of owners have spent a great deal of time clearing their properties of dead fall and beetle kill trees. We would like to see all owners spend some time clearing these fire hazards from their property. It is the owner's responsibility to keep their property fire safe.

All roads have a platted right-of-way and as time and resources permit this summer these right-of-ways will be cleaned up by volunteers, board members and the caretaker. If you would like to volunteer for this clean-up, start with your lot if you haven't already. Otherwise contact the board member over fire or the Caretaker and they will let you know about the effort. The brush will be stacked for the chippers and the wood will be used for the caretaker.

Summit County is still offering the chipper service and a few members took advantage of this last summer. Just call them and schedule an

appointment. They perform real well if the property owners are there to help them. The caretaker will be happy to give you their contact number.

Bridger Power went through and either cut or pushed trees down next to the power lines. With the beetle thinning our trees the wind is taking its toll on the trees that are left and the power company is spending a great deal of time fixing downed lines. So they decided they would take care of the problem by removing these trees. Please clean them up.

The beetle kill trees are also starting to fall on their own. This is posing a risk to Manor Lands members and guests. Dead trees closest to the roads pose the greatest risk to people driving or walking. Please remove these dead trees so we avoid the possibility of one of these falling on anyone.

Thanks again to everyone for helping keep Manor Lands safe from fires. Please keep our properties fire safe.

Pine Beetle Update

Colleen Keyes, Utah division of Forestry, Fire and State Lands and our resident Pine Beetle expert has informed us that the beetle infestation is over. She said there are still small populations of beetles out there and it is possible that they can still attack large trees on occasion. Colleen is planning to prepare a letter to send out which will explain in more detail what is happening with the beetle. She will also remain available if anyone has prize lodge pole pines that they would still like to protect. You can contact her at 801-538-5211, office or 801-703-6081, cell if you require additional information. The Manor Lands community would like to send a big THANK YOU to Colleen and her crew for all their hard work in combating the beetle in the past years.

Manor Lands Property Owners Association Board of Directors

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 23, 2012 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 23, 2012.

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:

Ron Zipperer
2434 North 2275 West
Clinton, Utah 84015

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

Vote for 4 people

Sandy Biggs

Marianne Hunter

Wes Johnson

Write in candidates:

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

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

MLPOA 2012 Absentee Ballot
Vote for 4 people

Sandy Biggs

Marianne Hunter

Wes Johnson

Write in candidates

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 15 to:
Ron Zipperer
2434 North 2275 West
Clinton, Utah 84015