



Winter 2017

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December 2017

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FOR YOUR INFORMATION:

- **Gates are Closed for the Winter Season**
- **Winter Trailer Parking**
- **Block Heater Rentals**
- **Buying or Selling a Cabin**
- **Annual Meeting Highlights**

Gate Closure: Both East and West Gates were closed for our winter season at 10:00am on **Friday, December 1st.**

Winter Trailer Parking: All members who have trailers in the East and West parking lots need to move them to the axillary parking lot (burn pile area), along the outer fences. We need to leave the middle of the area open as much as possible for snow removal. If you are unsure where to park, please contact Blake Nielsen or Brad Peacock for directions.

Block Heater Rentals for Winter Season: We have a limited number of plugins that are available to rent during the winter season. These boxes are located near the Pine Mountain shop and will be rented on a first come first serve basis to those with vehicles with plugins. The cost to rent a box will be \$100, if you are interested please contact Brad Peacock. **Please note: any unauthorized vehicles that choose to park in this area will be towed away at owner's expense.**

Are you Selling or Buying: Each year we spend quite a bit of time in trying to run down members that have moved, changed phones and E-Mail addresses or sold their Cabin's or lots. We know we are usually the last one you think of when moving, but please help us out. To keep our contact information current, we are asking you to send your address, phone number and email address to the Treasurer, Merrill Ross. You will only need to do this if you have changed your address, phone number, e-mail address, or change of ownership.

Annual Meeting Highlights: Thanks to all that attended the annual meeting on Friday, September 22nd. Here are the highlights from the meeting:

Board Members elected: Mark Memmott, Merrill Ross, Brad Peacock and Blake Nielsen
Annual Assessment passed and will stay the same

HOT topics discussed by the members present:

1. **Solid Waste Management Fee:** This fee was adopted by the Summit County Council for all residential dwelling units in the County as part of the 2016 budget process and is assessed at an annual rate of \$36.00 which equates to \$3.00 a month. This annual bill assists in supplementing the rising costs of solid waste collection, disposal and diversion.

Regardless of the length of time you occupy your residence in Summit County each year, you are assessed the fee by County Ordinance. As a primary or non-primary resident, you have the opportunity to utilize this service

Summit County's research determined that partnering with Republic Services to handle the billing on the County's behalf was the most cost-efficient means of collecting the necessary fees. No private information was provided to Republic other than the property owner names and addresses, which is public record.

2. **Speeding:** This is another issue that is an ongoing one for the members. We need everyone's help in slowing down - both members and guests before someone gets seriously hurt while trying to enjoy their cabin at Pine Mountains.
3. **Barking Dogs:** Once again we are asking all members to control their dogs. They are not to be left outside while you are at work. **Members were told to call Summit County Animal control for help on this issue.** Advise the Board of the Lot number, and fines will be sent to the offenders.

LOSS OF ASSOCIATION MEMBERS: Pine Mountain has lost a few members this year. We send our condolences to the family and friends of:

Donna Burgess, Carol Toone, Phillip Gwinnup, Bret Merrill, Emanuel (Mike) Kladis, and Eleanor Curtis.

ADDRESSES & PHONE NUMBER UP-DATES: Please notify a board member to email utahpinemountains@gmail.com any time your primary contract information changes.

SELLING A CABIN: The Board has been working very hard in upgrading the water system to meet new standards. Any cabin that is sold will have to have a meter box by the road. If you do not have one, it will be installed by Pine Mountain and billed to the home owner. If you have any questions contact a member of the Board.

ANNUAL ASSESSMENTS: Please remember as you pay your annual assessments each year, that you also need to enclose a copy of your invoice or lot number. This will assist us in applying funds correctly and avoid any extra time tracking down where the funds should be applied. This mainly applies to the

many property owners who pay their assessment with a company check or use bill “Paying Services.” Thank you for your help.

ADDRESSES ON CABINS: The Board requires all cabin owners to place easily seen lot numbers on their cabins or near the start of their driveways for quick identification in case of emergencies – fire, medical, sheriff or water problems so you can be located quickly, if necessary.

DECALS, PLATES, AND GATE KEYS: All vehicles, ATVs, snowmobiles, motor bikes must have Pine Mountains Logo Decals and Lot Numbers. Guests or employees must have plaques with lot numbers on them. These are available from Board Members and in Pine Mountains at the following locations:

Merrill Ross	Lot 795	801-255-7242
Brad Peacock	Lot 60	435-783-7796
Bob Hart	Lot 414	435-783-7524

WEBER CANYON DUMP SITE: The Upper Weber Canyon Property Owners’ Association receives feedback from the Summit County Public Works Director that the rules of the Weber Canyon Road dumpster facility are being continuously violated. People are leaving unauthorized material, such as large construction material, water heaters, sinks, toilets, mattresses, batteries and a myriad of other items that are against policy. We must do our part and help co-operate with the county to leave only household garbage at this facility or we will lose the privilege. Please pitch in and help! Available hours and days seem to change frequently at the Weber Canyon site. Currently, the **open hours are 10:00 a.m. to 5:00 p.m. Friday through Monday.** To accommodate after hours drop off, a 24-hour walkthrough gate is accessible to a dumpster. If you have construction materials, old mattresses, refrigerators or other large household items, you must take them to the Summit County Landfill located at Three Mile Canyon Road off SR 32. It is 15 miles from our gates and it takes approximately 20 minutes to drive there. Turn right onto SR 32 from Weber Canyon Road; it is three miles north of Peoa. **The landfill is open from 8:00 a.m. to 4:00 p.m. Monday through Saturday and the cost is a minimum of \$10 for a pickup load.**

BURN PILE CLOSED FOR THE WINTER: The Board has closed the burn pile this year and it will remain closed until the spring of 2018 when the weather allows. Remember only natural materials can go on the burn pile. **Only if it grows in Pine Mountains, can it be burned in Pine Mountains.** As a further note, the new closure date for the burn pile will be the 1st week in October at the direction of the County Fire Warden. Also, new is the requirement to cut all green wood to 3 feet lengths or shorter to accelerate faster burning. Please do not put your yard clean up material next to the roadway after the annual cleanup day. It makes the development look trashy. Please take it to the burn pile yourselves.

COMMUNITY INTERESTS REMINDERS:

1. **Cable TV/Internet/Telephone:** All West Communication Company offers cable TV, internet, and telephone services in our area. Contact them for availability and pricing at 866-255-9378.
2. **Home Safety:** The State Fire Wardens recommended clearing around cabins at least 30 feet for burnable materials. Trim pine and quaky trees up high enough a ground fire can’t reach their branches. Take out all bushes and keep the wild grasses trimmed low. In the event of a fire it will be more difficult for it to get to your cabin and especially onto the roof. We are told by the fire wardens that if they must make a choice on defending two cabins, they will always pick the one where they

have a chance to hold the fire back as opposed to one surrounded by deep grasses, brush and trees.

Pine Mountain Policy: No Open Fires of Any Kind at Any Time Is In Force the Year Round.

3. **Debris:** No piles of debris are to be placed on road sides after the June work party date. It is the responsibility of the property owner to take the debris to the burn pile.
4. **Weber Weather:** Interested in knowing what the weather is like at Pine Mountains? Go to www.weberweather.com and it will give you all the information you need for a 7-day forecast.
5. **Wildlife:** If you have questions about our wildlife, living or dead, you can contact the **State Division of Wildlife** at **801-476-2740** for assistance.

FIRE EQUIPMENT: Besides our pumper fire truck located in the North Bay of the shop, we have hoses, wrenches, nozzles and portable water packs stored in three locations in the subdivision. They all have red doors on them for easy identification and will open with a Pine Mountain gate key. The first one is located just inside the snowmobile rental storage area by the West gate. The second one is on the West side of the garage just inside the East gate and the third one is next to the transfer pumping station located just above the junction of Uintah and Shingle Mill Drive. If you wish to become more familiar with how to use this equipment in case of an emergency, contact a Board member.

STOP - LOOK - LISTEN for water running whenever everything is supposed to be turned off. Check all taps, toilets, water heaters, valves, etc. Please correct and stop all leaks, if you cannot determine where the leaks are, please contact a member of the Board for assistance. Leaks in the water system can cost all of us. The Board appreciates those Pine Mountain residents that report leaks that they discover during their walks on our roads.

CONSTRUCTION NOTES: Plans for new or modification to an existing cabin site **MUST** be approved by the Board before construction begins, no exceptions.

WATER DAMAGE: If you rely on electrical power to keep the inside temperature of your cabin above freezing and do not winterize your home, be careful. The **electrical power** in our canyon **is not always reliable** and goes off many times during the winter. If the temperature is low and power goes off, you could be courting disaster. It would be better if you use the winterizing procedures mentioned below and not rely on propane or electrical heat. If you intend to heat your home with propane, you will need plenty of fuel to maintain a steady temperature between 40°F and 50°F all winter. Remember, if you run out of fuel, you cannot fill your propane tank until the snow gates open in the Springtime.

WINTERIZING YOUR CABINS: Now is the time to protect your cabins against Old Man Winter and prevent major water damage due to broken water pipes; remember: the following guidelines

1. **Turn off** your water supply at the stop and waste valve near your yard hydrant. **The valve near the street is the Water Company's responsibility.**
2. **Disconnect** hoses from your yard hydrant. Store hoses nearby in case of an emergency.
3. **Open** all your faucet fixtures slightly to prevent a vacuum from forming when you drain your plumbing.
4. **Flush** all your toilets to empty the tank bowls. **WARNING:** if you don't drain the water, it will freeze in the pipes and do damage to them.

5. **Open** the drain valve located at the point where the water enters your cabin to remove all of the remaining water in your system. At this point the supply portion of your water system should be ready for winter.
6. **Add** one to two cups of **RV antifreeze** (purchased at either a RV or auto part store) in all the gooseneck fixtures, i.e., sink, shower, tubs, toilet bowls, behind the toilet and any other sewer input fixtures. **(Use RV antifreeze only since this doesn't kill the micro bacteria in your septic system.)** At this point your cabin should be ready to deal with the cold winter temperatures.
7. **Develop** a winterizing procedure for your cabin identifying the locations of all the valves and drains that are affected by this procedure and add any unique information concerning your cabin's design. This will be helpful if you have guests come to your cabin and you are not with them.

FROZEN WATER LINES OR YARD HYDRANTS: If you have freezing problems in your water line or yard hydrant; you can call **Mountainside Maintenance, Brad Peacock** at **1-435-783-7796** and they can be of assistance in getting you thawed out. They may not get your water running again, but do so in many cases.

BACK FLOW AND CROSS CONNECTIONS: **Back flow** is the undesirable reversal flow of water into the drinking water system. This occurs due to a pressure differential between two points within a continuous water system. A **cross connection** is a connection between the drinking water system and any source of possible pollution or contamination. An example would be the end of a garden hose that could be put into various situations, including a pond, a sprayer with toxic chemicals, a sewer clean out or water pans, buckets or troughs for animals. As long as there is positive pressure on the drinking water supply there is no reversal of the direction of flow (back flow). However, if the water line is shut down due to water line repair or a line break, then back flow could occur due to back siphoning. **Back siphoning** is a form of back flow resulting from a reduction in pressure, which allows a reversal of the flow of water. If you do not have one of the new water meter service boxes that have been installed in the last three years, you will need to have a brass anti-siphon device on your yard hydrant, and any other outside taps that did not have built in from the manufacture. If you need one of these devices, please contact a Board member to get one.

SEPTIC TANK SYSTEMS: These tanks have two key components. 1) A receiving tank accepts waste water from the cabin and holds the water until heavy particles settle out forming a layer of sludge. Light materials float and form a layer of scum. Bacteria liquefy solid waste, which is held in the tank. 2) The leaching system allows liquid (effluent) from the tank to be released into and filtered by the surrounding soil. Bacteria further break down wastewater. When routinely maintained, septic systems usually manage waste properly and are not a threat to ground water. Avoid putting chemicals, grease or oily substances down your drain. Use of garbage disposals are also not recommended as they put 50% more solids into your system. Pumping on a regular basis (*depending on your usage*) will avoid a clogged tank or drain field and harm ground water.

OHV POLICY IS IN FORCE: Let's all work together to make this reasonable policy a success in the spirit of safety and sustaining quality experiences at Pine Mountain. Educating our families, friends, guests, employees and contractors, coupled with an attitude of "respect," are the key factors in determining whether we can continue to allow OHV use within Pine Mountain! Remember that the same policy applies to snowmobiles and their safe use in Pine Mountain. We will be watching for the young

drivers with no helmets, please remember that our speed limits apply to everyone. The only noted exception is the horse pasture. Even though there is no speed limit, everyone should use caution and be courteous. We don't want to have anyone "life flighted" to the nearest hospital. Concurrent with the OHV policy is the Pine Mountain Board's policy to control the large number of "unidentified" ATVs and snowmobiles brought into the development by family and friends. Each machine **MUST** display the **cabin number** where the rider is visiting or resides. Fines will be issued to the cabin owner for each machine in violation of this policy. Don't be caught short. Numbers can be obtained from Board members.

NO EXCUSE: Do you have guests coming for the holidays? Visit our website and review the rules and regulations for a happy "***fine free***" holiday. Enjoy the holiday. **Just remember, that the cabin owner is the one that gets the fine that your family member or guests receive.**

SECURITY & SAFETY: As the winter is fast approaching and snowmobile season is close to being upon us, snowmobile security is a major concern. Please, all who enjoy Pine Mountains in the winter take a few moments and observe activities of others, i.e., gates left open, folks crossing on private property, driving dangerously, etc. if any of these are seen, please get a lot number, names of those who have caused the issue and the Board will make sure appropriate action is taken. Thank you and have a great winter season.

As the Board members drive through the association, we are always on the lookout for possible hazards. We have noticed that several cabin owners have put up chains or cables across their driveways to prevent unwanted traffic around their cabins. While there is nothing wrong having these chains or cable barricades, the Board is concerned about the cabin owner's liability. **THESE BARRICADES NEED TO BE VERY VISIBLE.** We recommend bright yellow, and red or orange flags be tied to the chains or cables (about 1 foot apart) to make them visible, especially to snowmobilers and ATV drivers, at night or in the snow. White rags or the like are better than nothing, but the brighter the flags the safer all will be. Thanks for your consideration.

SNOWMOBILE ACCESS: Please note that ***Pine Mountains' Rule and Regulations No. 3*** does not allow **Trespassing on Private Property** and requires that all snowmobiles (including ATVs) can only be used on designated roads. The OHV policy also states that snowmobiles are allowed in the field between Targhee Drive and the Brooklawn Subdivision during the winter months. A penalty, not exceeding \$75, can be levied for **EACH** violation. We also need to point out that neighboring developments around Pine Mountains do not allow trespassing on private property. Accordingly, the Pine Mountains Board recommends that anyone who wants to snowmobile on public lands in nearby Wasatch-Cache National Forest must trailer to an appropriate trail head to gain legitimate access. Please don't cut or breach any boundary fences to reach public land.

ANNUAL SHAREHOLDERS' MEETING: In fiscal 2017 the Board shifted its primary focus back to the road system while still upgrading the water system and installing security cameras, all in addition to routine maintenance.

1. We returned to our long-term strategy of improving our road system with asphalt. The approach has been to use residential funds from our annual assessments that may be available after mandatory

maintenance and retention of contingency reserves. This has generally allowed for about \$84,930.00 of funds for the ongoing effort.

2. We continued our long-term strategy of requiring owners to install shut-off valves and meter boxes on their property. The approach has been to initiate this when the property changes hands or when there is a need to perform any water line repair. The property owner pays \$1,800, which approximates the actual cost of the install. We completed nine (9) installations this past year.
It has become a high priority to embark on a pressure reducing valve project for the integrity of our water system and the safe service to property owners. One of such valves along with related vaults and fittings have been contracted to Tycon Inc. at a bid price of \$33,566. This balance of this important project was completed this fall.
3. Security Cameras have been installed at the West and East gate areas and are operating around the clock. This was one of the hottest topics that came up for discussion in last year's meeting. We have three (3) cameras operating in the West gate area and two (2) on the East gate area. They have already proven very helpful in many cases and tracking down those that are leaving our gates open. Please remember to close the gates every time, this way you will avoid the \$75 fines.
4. Lightening Upgrade to LED on the Maintenance Shed Building: The board approved an upgrade to the outside lighting area and of the Maintenance shed. This will eliminate the ongoing cost and issues we were having between what the old system provided and better lighting at a reduced cost to the association.
5. Members need to be **"Fire wise!"** Key guidelines are: (1) no open fires; (2) no fireworks; (3) remove all dead fall and red trees; (4) strategically thin and limb trees; (5) clear defensible space around all structures; and (6) clean chimney pipes regularly. We all must take this very seriously to make sure we preserve the community that we love so much!
6. The County has required that our burn pile be closed from receiving any further material on October 1st so it can be burned during the month. Accordingly, the access gate to the burn pile will be locked on October 1st.
7. Our Association has consistently tried to promote responsible use of ATV's within our development. However, speeding and reckless driving continues to be one of our top problems. If we want to continue with the privilege to ride an ATV within Pine Mountains we need to get control of the rampant speeding and recklessness. Fines are only a punishment for a problem that has already occurred. It all starts at home, so let's see if we can come together to prevent accidents by coaching our families and guests to slow down and practice common-sense road etiquette!
8. Four board members were elected at the annual meeting: Mark Memmott, Brad Peacock, Merrill Ross, and Blake Nielsen. These Board Members have been elected for 2-year terms. Bob Hart, Trudy Nielsen, and Darin Ross are the other three members.
9. Pine Mountains has an Election Committee that helps administer the process of obtaining volunteers for candidacy to become a Board member. Jaylen Atkinson of lot 221/222 has agreed to take on the position for the next two years. The Board would like to include more members in activities and positions for the future and keep to a two (2) year term. Jaylen can be reached at gvatkinson@hotmail.com or 801-967-0827. Jolene Stephens has served for the past two years and we want to give her a huge "Thank you" for all her efforts.
10. Summit County has been changing to physical addresses for all of us in the Canyon over the last couple years. The board would encourage property owners to list physical address, as well as, lot number. This will help in case of an emergency. If you have any questions feel free to contact a Board Member.

SMALL TRAILER PARKING: Pine Mountain will provide temporary winter season parking for small trailers along the south fence adjacent to the burn pile area. This courtesy is extended to those cabin owners that keep their trailers in **good repair**, with absolutely no flat tires, and trailers must be movable. **You are required to have your lot number placed in a visible location on your trailer.** Pine Mountain will typically plow access to this parking area, but a four-wheel drive vehicle with good tires or chains will still be required to move your trailers. It will be the trailer owner's responsibility to shovel snow away from any trailer for which direct access is needed. Additional temporary (short-term), large trailer parking is available running north-south at right angles to the burn pile access road. **No permanent parking** will be allowed in this area and trailers must be removed by May 15, 2017. The black gate leading to the county road will open with your regular Pine Mountain gate key. Your help, including informing contractors, visiting friends and relatives, is critical in making a winter parking plan successful, safe and convenient at both the West and East entrance areas. Please tie up the least amount of space possible, don't block access and exit routes, as it will impede snow plowing. Questions regarding winter parking on Pine Mountains' common areas can be directed to **Blake Nielsen or Brad Peacock**. It is important that the Board has a way to contact the owner, in case, the equipment needs to be moved.

PARKING LOTS & PARKING LOT OWNERS: Names and numbers for the parking lot owners are:

West Storage Area:	Tyler Healey	801-910-7449
East Storage Area:	Rob Pinkerton	801-942-1491
Cell:		435-783-7062

PARKING LOTS: Please remember the storage shed parking lots at both the east and west areas of Pine Mountains are privately owned. Any questions regarding these areas should be referred to the owners. In the PINE MOUNTAIN EAST PARKING LOT, members are not closing the gate between the storage shed property and Pine Mountain property. Both the Beaver Springs Storage and Pine Mountains Boards have agreed that heavy fines will be imposed on anyone caught leaving the gate open. All other Pine Mountain members and guests wishing to park on the East side must use the Pine Mountain parking lot adjacent to the rental area. This lot is small and will not accommodate trailers and tow vehicles. Members and their guests may unload their snowmobiles and equipment in the East parking lot, but then must take their trailers and tow vehicles to the West side to park in the auxiliary parking area (*burn pile area by the barn*). Parking at the East side auxiliary parking area is on a first come first served basis. When this is full, all other traffic must divert their vehicles to the West side auxiliary parking area (*burn pile area by the barn*). **Remember all access routes and gate areas must remain clear for traffic and snow removal.**

WATER COMPANY NOTICE: The Board has been made aware that some cabin owners are using the street water shut-off valve to manage their water service. **This valve is the responsibility of the Water Company** and the cabin owners are **NOT TO TOUCH THIS VALVE!** The only exception to this rule is if there is an emergency and the cabin owner has contacted a member of the Board to get permission to operate this valve.

SUBMITTING ARTICLES FOR THE NEWSLETTER: Please submit articles to **Trudy Nielsen** at trudylnielsen@gmail.com or mail to: 2399 East 1650 South, Spanish Fork, Utah 84660



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SUMMIT COUNTY INFORMATION AND EMERGENCY PHONE NUMBERS

Emergency Numbers:

- Medical/Fire/Ambulance/Life or Death Situations 911
- Sheriff's Office (Summit County) 435-336-3500
- Poison Control 800-222-1222

Public Utilities:

- All West Communications 435-783-4361
- Animal Control Shelter 435-615-3985
- Blue Stake (*call before you dig*) 800-662-4111
- Division of Wildlife Resources 435-615-3500
- Alive or Dead Wildlife 801-476-2740
- Quest Communications 800-573-1311
- Republic Services (*Solid Waste Info*) 435-615-8311
- Statewide Road Conditions 800-492-2400
- Summit County Public Works 435-615-3124
- Utah Power & Light (*Outages and Emergencies*) 877-548-3768

Health Department:

- Coalville 435-336-3222
- Kamas 435-783-4351 X 3072
- Park City 435-615-3810

Summit County has developed an excellent family emergency preparedness guide. The guide is available at www.co.summit.ut.us



Pine Mountains Water and Management Inc.
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ADDRESS SERVICE REQUESTED

