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# Winter 2018 Newsletter

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## Lake Rockport Estates Property Owners Association (LREPOA)

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### Important Reminders

**Your backflow system is vulnerable to freezing and should be removed once the water is turned off—or at least kept warm—during the water months.** You can cover your system with an insulated pouch (sold online at Home Depot) or with a plastic “rock” and install a lightbulb or low watt heater under the rock, or wrap the backflow components in heat tape.

However, please be careful not to overheat the system as the plastic fittings inside of the pipes can melt and damage the system.

**Questions?** Call Alan at 801.560.7021.

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### PRESIDENT'S MESSAGE

As fall is starting to pass, we begin to welcome winter, but not before this year's water construction is finished first! If you have traveled along Rockport Boulevard you can't miss the first phase of water distribution lines being installed. This has been a project long in the making and it's been exciting to see it happen. We know that the road has been tough to travel on as it is quite rough. Many people have had to drive around the long way or have not been able to access their home at times during the construction. However, this project is well worth the little bit of inconvenience for it's another major step toward a year-round water system. Unfortunately, this does not mean year-round water next year or the year after that. There is still a long way to go before we reach that goal, but it does get us a little closer. We thank you for your patience and understanding during this construction project.

### WATER UPDATE

The Board discussed replacing water lines for year-round use before our mid-mountain pump station upgrades were complete. And in early January 2018, we signed a contract to move forward on the next stage of our year-round water system. The contract was to prepare a culinary water standards' plan giving us design standards that will see us through the completion of our water system. It includes type and size of pipe, pressure reducing valves

(prv) and isolating control valves, fire hydrants, and service connections that no longer need to be read with a flashlight and mirror, and all other related work.

The system standards were delivered mid-April to the Board with engineering and bid documents for this first water line replacement project. Knowing we had approximately \$500K in available funds, our engineers sent out bids that would include all pipe and connections from where we left off from the upper storage tank project down Rockport Boulevard some 4900' to Aspen Drive.

We received five bids between \$450K and \$750K. After considering our options with the engineers we made the decision to sign a contract with MC contractors. At the preconstruction meeting in late August we signed the contract and found out that there would be an 8-week lead time for the pipe to be delivered. It was of great importance to move forward with the project before winter—and not delay it until spring—which would delay turning on the water for the season and subsequent road maintenance.

Pipe was ordered and delivered early October, soon after, digging began.

We apologize for the inconvenience to those who haven't had water and the trouble driving the torn up, narrow roads. We were told that the project would be complete 30 days from the start date, but the nature of our mountain (and the weather) has delayed this. We are hopeful it will be complete in another week or two. Thank you for your patience as we work to make year-round water a reality.

**SEPTIC TANKS**

Septic systems can contaminate ground water if they are misused, improperly maintained, or improperly constructed. The major contaminant discharged from septic systems is disease-causing germs (bacteria and viruses) that can cause many human diseases. Another contaminant discharged from septic systems is nitrogen in the form of nitrate. If the nitrate level of drinking water is too high, infants, up to six months old, can develop a fatal disease called blue baby syndrome (methemoglobinemia). Additionally, if



**Helpful Websites:**

**Our site:**  
[lakerockportestates.com](http://lakerockportestates.com)

**Facebook:**  
[facebook.com/Lake-Rockport-Estates-120752571269620/](https://facebook.com/Lake-Rockport-Estates-120752571269620/)

[facebook.com/groups/119892391757317/](https://facebook.com/groups/119892391757317/)



**Summit County:**  
[summitcounty.org](http://summitcounty.org)

**Landfills:**  
[summitcounty.org/783/Summit-County-Landfills](http://summitcounty.org/783/Summit-County-Landfills)

**Trash Collection:**  
[summitcounty.org/150/Public-Works](http://summitcounty.org/150/Public-Works)

toxic chemicals are disposed in a septic system, they can percolate through the drainfield and into the ground water—where our well pulls from.

The basic septic system is composed of a septic tank followed by a drainfield. Wastewater flows out of your house and into the septic tank through the building sewer pipe. Once in the septic tank, most solids in the wastewater settle to the bottom of the tank to form a sludge layer. Other solids float and form a scum layer on top of the wastewater. Some decomposition of solid material takes place here, but the primary function of a septic tank is to trap solids and prevent them from entering the drainfield.

Wastewater treatment is restricted to a rather thin zone of unsaturated soil underlying the drainfield. Many of the harmful bacteria and microbes are filtered out as the wastewater passes through the soil. Some of the smaller microbes (viruses), nutrients such as phosphorus, and some forms of nitrogen are trapped and held by soil particles. Once the effluent reaches the groundwater table, little treatment occurs. Soils can differ markedly in their pollutant removal efficiency. The ability to which soil can remove pollutants in the wastewater determines how many impurities will eventually reach the groundwater beneath the drainfield.

#### **Proper Disposal Practices Include:**

- Use a moderate amount of cleaning products and don't pour solvents or other household hazardous waste down the drains.
- Garbage disposals should not be used as they can overload the system with solids. (If you have one, please limit use.)
- Do not pour grease or cooking oil down the sink.
- Do not flush or put down the drain system-clogging items such as sanitary products, condoms, cigarettes, diapers, paper towels, egg shells and coffee grounds.

#### **WATER CONSERVATION**

There are limits to the amount of wastewater a septic system can treat. If you overload the system, wastewater may backup into your home or surface over your drainfield. Problems caused by using too much water can occur periodically throughout the year or be seasonal. For example, the soil beneath your drainfield is



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**There were only 19 proxies received at this year's Annual Meeting and all Board members kept his/her seat.**

wetter in the spring than it is in the summer and its capacity to percolate wastewater is somewhat diminished. If you wash all your laundry in one day, you may have a temporary problem caused by overloading the soil's capacity to percolate wastewater for that day.

**To reduce the risk of using too much water, try the following:**

- Use 1.6 gallons (or less) per flush toilets.
- Fix leaking toilets and faucets immediately.
- Use faucet aerators at sinks and flow reducing shower nozzles.
- Limit the length of your shower to 10 minutes or less.
- Do not fill the bathtub with more than 6 inches of water.
- Do not wash more than one or two loads of laundry per day.
- Do not use the dishwasher until it is full.

**SEPTIC TANK CLEANING**

It is recommended that the solids that collect in your septic tank be pumped out and disposed at an approved location every three to five years. If not removed, these solids will eventually be discharged from the septic tank into the drainfield and will clog the soil in the absorption trenches. If the absorption trenches are clogged, sewage will either back up into the house or surface over the drainfield. If this happens, pumping the tank will not solve the problem and a new drainfield will probably need to be constructed on a different part of the lot.

**PARKING TAGS**

The Association has purchased parking tags that will be used for vehicles needing to park in the parking lot beyond the 72-hour grace period. Tags will note the date the extension expires and rules regarding parking in the lot. If you will be parked longer than 72-hours (due to an emergency, non-working vehicle, etc.) **you must contact Alan Lindsley for a parking tag.** Long-term storage of vehicles, trailers, snowmobiles, etc. is not allowed. The parking area is for temporary and commuter parking only.

**PLOWING ROADS AND DRIVEWAYS—PRE-APPROVAL REQUIRED**

If you would like to volunteer to plow the community roads—or will be contracting someone to plow your driveway and the plowing will extend to the road, **you must complete the Snow Removal Release of Liability Form before plowing begins.** Please contact Alan for the form.

The snow removal form covers the rules and procedures of plowing and requests insurance information. It is the responsibility of the property owner to notify Lake Rockport Estates POA of any vehicle or insurance coverage changes.

Thank you to all of those who volunteer to plow the roads and adhere to the rules.

## WINTER WEIGHT RESTRICTIONS

As a reminder, we have increased the winter weight limit from 12,000 GVWR to 18,000 GVWR. However, in an effort to be more flexible there may be times, between the November 1 and March 31 restricted dates, that we allow vehicles weighing 18,000 GVWR s to enter the community. **Please be aware of the new winter weight restriction sign posted on our gate that will note whether large vehicles are allowed or not.**

## LIVING ON THE MOUNTAIN IN THE WINTER—REMINDERS

**The Association does not provide snow removal.** The only exception is from the gate to the dumpsters so the dumpsters can be serviced and deliveries can be made to the package shed. **You are responsible for your own access.**

Be prepared for snow pack and icy road conditions. Snow removal on the roads is a voluntary effort. Volunteers do their best to keep the main roads open, but be aware that here are several sections of road that do not get plowed at all.

The following are some rules and suggestions for using the roads during the winter.

- 4 x 4 vehicles only. Snow tires, studs and/or chains are highly recommended.
- Add weight to pickup truck beds to provide extra traction and avoid fishtailing.
- A grain scoop or good snow shovel should be standard equipment for all vehicles.
- SLOW DOWN. Roads are slippery. Do not exceed the 18-mph speed limit.
- Never pass other vehicles on the road.
- Do not abandon your vehicle. If you get stuck, be prepared to get your vehicle out of the road. That may require digging or calling for a four-wheel drive tow truck.
- Avoid parking on the roads. Do not block or compromise access for others.
- Do not block the dumpsters. Residents and visitors need access to dispose of their household garbage and the garbage truck needs to be able to dump the containers.
- Avoid playing in the road. Vehicles may not be able to stop.
- If you will be using the parking lot during the winter, please pull your vehicle in as far as you can—to allow us to plow and limit any damage to your car.
- Use common sense. Share the road, be courteous and be thankful that some residents are prepared to live on the mountain and are providing access.
- When approaching a vehicle or equipment that is actively removing snow from the roads, wait until it is safe to pass.
- Reminder, **wait for the gate to fully open before proceeding downhill to avoid causing damage to your vehicle or the gate.** If you or your party damages LREPOA's property, you are responsible for the cost of the repairs.

## PACKAGE SHED

Currently, we are able to receive packages from FedEx and UPS. If there is a different carrier you wish to use, do not give them your code. The Association needs to work with them directly to

ensure they agree to our terms and to set up proper access. Please have them contact our Mountain Manager, Alan Lindsley, at 801-560-7021.

The program is a pay-to-join service for LRE members in good standing. There is a one-time, non-transferable, non-refundable fee of \$60 to participate which goes toward the cost and maintenance of the shed. Please contact Alan to participate.

**As a reminder, please pick up your packages as soon as possible—especially during the busy holiday season.** There is limited space in the shed and we need to be courteous to everyone's needs.

### **NIGHTLY SHORT-TERM RENTALS ARE NOT ALLOWED**

Per the LREPOA's CC&Rs, IX. PROVISIONS APPLICABLE FOR ALL PROPERTY, 9.4 "No Business or Commercial Activity: None of the Project shall be used at any time for business or commercial activity, provided, however, that nothing shall prevent the Declarant from zoning certain parts of the project for commercial use." This includes, and is not limited to, offering nightly short-term home rentals through an online service or otherwise. This rule is in place to ensure the impact to our roads, gate and water infrastructure are not unduly taxed.

### **NEW MOBILE-FRIENDLY WEBSITE!**

The new, mobile-friendly site is now available! Same URL: [lakerockportestates.com](http://lakerockportestates.com) now with added features and content. This was definitely a team effort! If you have any comments regarding the site, please send them to [lakerockportestates@gmail.com](mailto:lakerockportestates@gmail.com).

And we will still be updating [Lake Rockport Estates](#) Facebook page—where you can post questions or send us a private message. However, if you have a specific question for the Board, it may be faster to contact a Board member directly as Facebook is not monitored daily.

There is also a [Residents of Lake Rockport Estates](#) Facebook page that you can request to be part of. **This is not hosted nor monitored by the Association, so please do not use this page to communicate with the Board as we will not respond.** This was created by a member of our community for members to communicate with each other.

### **CULVERTS**

A considerable portion of the Association's budget is allocated to road maintenance and drainage ditches. Please remember that if you have a culvert under your driveway, it is your responsibility to keep it clear of dirt and debris so that water will flow through it. In addition, if water run-off from your driveway enters and runs down the main road, it is your responsibility to take the appropriate steps to insert a culvert or angle your driveway so that the water flows into the ditch and not down the center of the road.