
Summer 2019 Newsletter

Lake Rockport Estates Property Owners Association (LREPOA)

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MESSAGE FROM THE PRESIDENT

If you were on the mountain this winter, you know we experienced a tougher than usual, but not uncommon, snow season. The above average snow fall and constant winds kept our voluntary snow plowers beyond busy. Unfortunately, many people lost access to their homes due to roads drifting over. Some volunteers used their own equipment and/or brought in machinery to help widen and open many of the roads in addition to the plows. **Thank you to all those who volunteered with snow removal. Your efforts make this community a better place for all of us to live.**

With the above average snow fall and a fairly wet spring comes a lot of beautiful, lush, green grasses and brush. However, warmer temperatures will begin to dry out the excessive vegetative growth. This means more fuel for wildfires. Please be diligent in keeping a defensible space around your home and being careful not to start a wildfire. **See wildfire article for more information.**

THE OPEN AND SHUT ABOUT THE GATE

Oh, the gate. It's had its issues. And this past winter was no exception. Toward the end of the winter the gate took a power surge which burnt many of the computer system's components. The technicians seem to think that it might been a lightning strike in the area. With over 800 devices programmed into the system they took time to rebuild the old computer just enough to transfer all the data to a new computer. The internet system was

Important Reminders:

**ANNUAL BOARD MEETING,
CLEAN-UP and BBQ:
Saturday, June 22**

8 a.m.: Clean-up | meet at dumpsters

2 p.m.: Meeting | Wanship Fire Station, Hoytsville Rd.

We will be discussing a possible water project special assessment – which will be an addition to our annual dues.

4:30 p.m.: Potluck BBQ (for those who helped with the clean-up) | The St. Pierre's, Lot 150/3970 Rockport Blvd.

BACKFLOWS:

Your backflow must pass State inspection before your water meter will be turned on. If you have not installed your backflow, your meter will be locked out and a fee of \$100 will be charged to remove the lock.

also down which complicated matters even worse. (As many of you have experienced, living in a rural community means it's tough to find reliable, stable internet. We are now working with our third internet company.) At the present time, the technicians are doing the transfer and the gate should be up and running again soon. Those waiting for new devices, **we thank you for your patience** and we will now finish the programming.

As a reminder, cards are \$10.00 each and remotes are \$25.00 for the key-chain type and \$35.00 for the visor type. Members requesting any new devices should email Alan Lindsley, and he will notify you when the devices are ready.

WHEN WILL THE ROADS BE GRADED?

The 2019 spring time road maintenance and repair work will begin as soon as the water system is charged, repaired and stabilized.

New material will be brought in to add to some areas where the winter was harsh on them. Soaking, grading, compacting, and mag water will be applied to the main arteries and some grading will be done to secondary roads.

Please remember during the mag drying time keep your speed down to 5 MPH. It will make the job last a lot longer.

Watch our Facebook page and website for updates.

HOW ABOUT THAT WATER PROJECT?

Those of you who lived through this winter, driving Rockport Blvd., you should be commended on your perseverance. The Board of Directors apologizes for all the inconvenience and trouble it has been. With Mother Nature deciding that we should have an early and hard winter, it made our water project far more difficult and timelier than anyone of us would have imagined.

Today the contractor has completed installation of almost 5,000 liner feet of 8" high-density polyethylene pipe that extends from the top of Rockport Blvd. to Aspen Drive. They installed nine fire hydrant assemblies, replaced and/or reinstalled 25 water service meter connections, installed two system pressure reducing valves with new vaults to house them, eight new 8" isolation valves and a few incidental change order items. The contracted costs and the budgeted engineering were \$487,459.50. The actual costs to date are \$496,284.08—a 1.8% increase which includes all change orders and time and material of engineering costs for services during construction.



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There is still work being done for final completion. The contractor needs to raise a few water meters, finish compacting excavated sites, do some drainage trenching and a final grading to Rockport Boulevard. **All the work is expected to be done before Memorial Day.**

The Mountain Manager (Alan) is charging and disinfecting the lines, looking for leaks and making the necessary repairs. Once that's completed, he will have a specialist test all the backflow valves. Then if your backflow passes inspection, your water can be turned on. **We are optimistic that everyone will have water before Memorial Day weekend.**

The Board is in the process of planning the next phases for our water system. We reviewed the master plan at May's Board meeting—discussing where we are now, what has been happening with the current phase and its construction challenges, and the time lines of phases left. Our conclusion was it's going to be a daunting task, with funding at the top of our list, then mountain disruption a close second.

The Board is trying to find additional money to borrow through the Division of Drinking water. Our hope is that we can secure enough money to complete the majority of the phases. If not, we can opt in with Mountain Regional or continue to pay as we go, increasing assessments to keep the same pace of phase completion we have now and be able to cover construction cost increases.

SEPTIC TANK TIPS

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. These germs (bacteria and viruses) 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 the age of six months old, can develop a fatal disease called blue baby syndrome (methemoglobinemia). Additionally, if toxic chemicals are disposed in a septic system, they can percolate through the drain field and into the ground water. The ground water is 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 this soil. Some of the smaller microbes (viruses) and nutrients such as phosphorus and some forms of nitrogen are trapped and held (adsorbed) 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 only a moderate amount of cleaning products.
- Do not pour solvents or other hazardous waste down the drains.
- Garbage disposals should not be used as they tend to overload the system with solids. (If you have one, severely limit its use).
- Do not pour grease or cooking oil down the sink.
- Do not put items down the drain that may clog the septic tank or other parts of the system. These items include cigarette butts, sanitary napkins, tampons, condoms, disposable 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 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 (sinks) / flow reducing nozzles (showers)
- 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 1 – 2 loads of laundry per day.
- Do not run 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



FAQs

You've read the CC&Rs and know where to find them for reference—but what about all those other “rules” we have? Well, the Board has created a [list of FAQs that can be found here](#).

(If you are receiving a hard copy of this newsletter the FAQs can be found on our website under General Info > FAQs.)

We hope you find this list helpful. And if you have any suggestions for other FAQs, please contact a Board member.

And remember . . .



Lake Rockport Estates has an official Facebook page, that is managed by the Association for official news and updates. And you can leave the Board a message on Facebook as well as email, text or phone.

the problem and a new drainfield will probably need to be constructed on a different part of the lot.

BE AWARE AND PREPARED THIS WILDFIRE SEASON

Although our community is in the mountains, we still live in a desert. This translates into our summers usually being hot and dry and often referred to as "wildfire season". Many of us are all too aware of this reality having experienced multiple wildfires on the mountain. It's always a good time to be proactive. **Clear a defensible space around your home; 30' is recommended.** Thin the brush and trees surrounding your house, prune the lower branches on trees, mow dry grasses and weeds and always remove dead limbs, leaves and other debris.

Natural debris can be disposed of at the burn pile located just north of the parking/dumpster area. This will be burned safely in the winter. Please, natural debris only (trees, brush, etc.). **Absolutely no construction debris allowed—no 2x4s, pallets, desks, etc.** Although many of those items are wood, they contain nails, screws and toxic chemicals when burned. People don't need flat tires and we don't need to poison everyone either.

Please take note of the Fire Danger Level sign when entering the community. The fire sign is monitored by our Mountain Manager, but we do not determine the danger level. Fire danger levels are issued by the Northern Utah Interagency Fire Center. The higher the danger level, the quicker grass and brush can catch fire and spread. Be careful with outdoor fires, grilling, welding, pulling trailers, driving/parking on grass, etc.

For more information, please visit Summit County's site: <http://www.co.summit.ut.us/561/Fire-Warden> or the Northern Utah Interagency Fire Center: <https://gacc.nifc.gov/gbcc/dispatch/ut-nuc/index.html>

AND SPEAKING OF WEEDS . . .

As a property owner, it is your responsibility to control noxious weeds on your land. Summit County Weed Division can help you identify which weeds need to be eliminated and how to do so. Please visit their web site: <http://summitcounty.org/155/Weed-Division>. There you will find resources such as the Weed Book, which identifies the weeds and gives suggestions on how to control them.

Summit County Weed Division also provides free equipment rentals for backpack sprayers, ATV & UTV sprayers, and truck and tractor sprayers. These are reserved on a first-come first-served basis. They are located at 1735 South Hoytsville Road, Coalville and can be reached at 435-336-3979. They also provide weed abatement chemicals at wholesale prices.

The Association will also be providing weed abatement chemicals at no charge. Please contact Alan Lindsley for more information.

Don't want to use an herbicide? Make your own natural weed killer. Pulling weeds by hand can be an effective reliable solution, but not always practical. Try the vinegar cocktail (probably one you don't want to drink). Combine 1 gallon white vinegar, 1 cup Epsom salt and 1 tablespoon

liquid dish soap (such as Dawn) in a sprayer. It may take more than one application and is most effective in the heat of the day. As with any weed killer, be careful spraying in the wind, as drift can affect unintended plants.

ANOTHER BUSY BUILDING SEASON

It's gearing up to be another busy building season. **As of this spring, we are expecting at least seven new homes to begin building.** There are several that just got started last season and many that are well underway. **Please be patient with the construction vehicles and crews on the roads.**

We have also had numerous homes recently sell. It's sad to see our fellow neighbor's move but new members are moving in. Let's welcome our new neighbors and show them what a great living choice they've made.

We have received numerous inquiries about apartments and/or second homes on one lot. **To clarify, Lake Rockport Estates is for single family residence only. Apartments are not allowed** whether it is above a garage, attached to the main house (like a duplex) or free standing (guest home). Single family residence means the home is a stand-alone structure with its own lot intended for one family/household.

As a reminder, if you are planning to build a home, put on an addition, add a garage or modify your lot, you need to check in with the Architectural Committee. (See contacts listed at right.) And please visit the website for the Architectural Guidelines and other construction related information.

REMINDER: SHORT TERM RENTALS ARE NOT ALLOWED

If it is discovered that you are renting your house on a short-term basis, proper action and/or fines will be assessed. Short-term rentals, which are considered business/commercial activity, are a direct violation of our 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.*

Please comply with this rule and limit the number of people traveling our roads, putting a strain on our water resources and being given gate codes and access to our community.



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And check out the [Architectural page](#) on our website for:

- Submission Requirements
- Construction Regulations
- Architectural Guidelines, etc.