

Lake Rockport Estates Property Owners Association

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The Covid-19 pandemic has been tough on everyone including the Association. In the spring, it delayed scheduling a contractor to work on repairs and it postponed our meeting with the Department of Agriculture regarding financing for the water system. Most of the board meetings were held via Zoom, along with the Annual Meeting.

Then there was the drought. If you have a home on the mountain, you felt the impacts directly. (see water articles below)

Nevertheless, we overcame the obstacles and are moving forward.

WINTER TIME USERS

If you are a year round resident, under construction or plan on visiting during the winter months, please be prepared for the snow. It is the lot/home owner's responsibility to be able to access their property, not your neighbor's. Snow removal on the roads is a voluntary effort. Lake Rockport Estates does not provide any snow removal, with the exception of the gate and parking area so the garbage dumpsters can be serviced. At any time, do not block access to the dumpsters.

When the roads are icy and snow packed, it is highly recommended to use a 4-wheel drive vehicle. Please remember to slow down, respect our 18 mph speed limit for all motorized vehicles and do not pass other motorists. This includes all cars, trucks, SUVs, snowmobiles, ATVs, UTVs, etc. We ask that you respect private property and stay on the roads. Do not cross gates that are closed.

Lot owners are responsible for their guests. We recommended that visitors in 2-wheel drive use the temporary parking area. Commuters are also welcomed to use the parking area. Please remember that this is for temporary use, not storage. Inactive vehicles and/or trailers, etc. will be removed if left without permission for more than 3 days.

To help aid in the snow removal efforts, do not park on the sides of the roads or abandon your vehicle on the roads. The Association is not responsible for any damages that may occur due to snow removal or the conditions of our roads.



Important Reminders

Snow Removal Release of Liability Form

If you will be volunteering to perform snow removal on LRE roads, you are required to have a signed form on file and follow the rules. This is for all types of equipment, not just trucks.

Winter Weight Restriction

As of November 1st, the roads are closed to heavy vehicles in excess of 18,000 GVWR. Road conditions and weather permitting, they will re-open March 31st.

Package Shed

Please pick up packages in a timely manner. The shed can easily become overwhelmed. Make it easy, sign up for reminders from the delivery companies.

Recycle & Garbage

Please help keep the dumpster area clean. Do not leave items on the ground and close the lids. Garbage dumpsters are for non-hazardous house waste only. No large items (appliances, carpet, etc.), construction or remodel debris is allowed in the dumpsters.

Questions? Contact Alan at 801-560-7021.

WATER DROUGHT 2020

As many of you may recall, we had to shut the water down from October 21, 2020 until October 31, 2020. The main reason for this shut down was the demand for water was higher than what the well's aquifer could supply. The tank was depleted and we shut the valves down to re charge the tank. At that time, the well was only supplying 24 gallons per minute (GPM).

Timeline of Events:

July 1, 2020: The well level was at 318 feet and pumping at 50 GPM plus.

July 13: We experienced power problems at the well requiring service and shut down. The well at that time was at 266 feet pumping at 55 GPM.

August 28: The well level was at 227 feet and pumping at 45 GPM. Demand on the mountain was at 67 GPM.

September 14: The well level was at 161 feet and pumping at 31 GPM. Demand was at 45 GPM.

September 17: **Water Watch** was announced. The well level was at 129 feet and pumping at 38 GPM. Demand was at 27 GPM.

October 15: The well level was at 82 feet and pumping at 23 GPM. Demand was 35 GPM.

October 15: **Stage 3 Water Emergency Plan** was implemented.

October 20: The well level was at 88 feet and pumping at 30 GPM. Demand was at 68 GPM.

October 21: The well level was at 56 feet and pumping at 24 GPM. Demand was at 45 GPM.

October 21: Top tank was depleted and distribution lines shut down.

October 31: Water back on. Top tank was at 18 feet. The well was at 167 feet and pumping at 35 GPM.

November 15: **Stage 3 Water Emergency lifted.**

Cause:

The main cause for our water shortage was the extreme drought that Summit County and most of the State is experiencing. Other subdivisions in our area are facing the similar problems. We also have seen an increase of new construction and new ownership. In addition to the new homes, we also had numerous residences simultaneously filling their personal holding tanks. Our community's top tank stores 365,000 gallons. There is approximately 500,000 gallons of individual holding tanks. The top tank can be depleted in no time, especially if everyone starts filling at the same time.

COVID 19 also had an impact on our water along with septic, and propane systems. Most of our residence were staying home and using more of these resources than they normally do.



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Immediate Action:

Once we recognized the depleting water supply we postponed the installation of 4 new water meters along with the repair of a small mainline leak in order to save the potential large quantity of water loss during these installs and repairs. We also enacted our Drought Response Policy/Program.

Preventive Action:

We have been working with our Hydro-geologist and Engineers on an additional new well site plan. The new well is needed to keep up with our increased demand and future development. We have also frozen the purchase of new water meters/connections until a new water source is available which we are hoping for in 2021.

We will also be working on a yearly plan for orchestrating the filling of onsite water storage tanks to prevent a large peak demand on the system.

And just as important we are/and will be asking for everyone to "Slow the Flow".

WATER SYSTEM UPDATE

Like many parts of Utah, our mountain is experiencing rapid growth. This has resulted in an increased demand on our infrastructure, especially our water system. Our water supply was greatly impacted last season by several factors; increased growth/demand, pump issues and the Covid-19 pandemic, as people were home more than usual. All this was compounded by extreme drought as there was not enough precipitation to recharge the aquifer. As a result, our water reserve in the community's upper storage tank was depleted before the end of the water season which is October 31st. Fortunately, we were able to refill the tank and supply everyone with enough water to top off their personal holding tanks before winter.

Our community needs an additional well. Before further growth can occur, this new well needs to be installed and connected to our water system. This will be the third well. Our last well, well #2, was drilled in 2008 and cost nearly \$750k.

We are working with the engineering company we used for well #2, to plan for well #3. The well site study has been initiated and is under way. In addition to the study, they are assisting us in planning the completion of the water system, including the distribution water line replacement, and estimating what it will cost.

The engineers estimate well #3 could be upwards of \$1m depending on the results of the well site study. This is more than well #2 for a couple reasons. First is inflation. It's been 12 + years since well #2 was brought online. Additionally, well #2 was installed near existing infrastructure. The estimate for well #3 is more because it will most likely require a new road to access the site, a new pump house, running high voltage power and piping to connect it to the water system. For completion of both well #3 and the waterlines, the estimate is approximately \$6m.

The Department of Agriculture has financing available to complete the water system. The loan would be a 40 year loan at 2.5% APR. The loan would include; infrastructure costs, application fees, loan fees, engineering, the well site study and other related expenses. The interest rate can change quarterly and the loan will take several months to arrange. The well has to be installed as soon as possible and a \$1m +/- loan will be utilized to do so. This will cost each lot owner \$10.50 +/- per month. In addition to the well #3 project, the board is considering the following options for the rest of the water system:

1. Continue to Pay as We Go: Save money from the current Annual Dues and only replace water lines as we can afford to. This option will keep dues low, but we will not have an operational year round water system anytime soon.
2. Complete the Water Lines: Borrow an additional \$5m and complete the water system for year round use. This would cost each lot owner an additional \$53 +/- per month. This option is the most expensive, but would get a year round water system sooner than later. Note that this option could still take 5+ years to installed before it could be operational for year round use.

3. A Few Phases of Water Lines: Borrow an amount in between \$1m - \$6m and compete as much as the water lines as possible. This option would get us closer to a year round water system, but we would still need to save money to pay for the rest. It would increase dues. Not as much as option 2, but by how much depends on the phases chosen to complete.

Please note; the numbers provided are preliminary and subject to change.

In addition to the well and water line projects, we are working in conjunction with Rural Water on restructuring the water usage rates. Rural Water has a lot of experience working with numerous community water systems. They will assist us in determining the best, most affordable rate structure to cover operational expenses and financial structuring for repayment of the loan.

At this time, the board welcomes feedback and comments. Please send correspondence to lakerockportstates@gmail.com or 100 Rockport Blvd., Coalville, Utah 84017 before February 9, 2021.

After the comment period is over, we will send out final options for the membership to vote on.

CHANGES IN ISSUING WATER METERS AND INSTALLATION

Due to the severe drought compounded by an increased use of water, the board is temporarily placing a hold on the sale/installation on new water meters until the new well project is completed. Our goal is for well project to be done during the 2021 construction season.

After the new well project is completed, the Association will only install water meters once, possibly twice per year. Once in June and, weather permitting, in October. This is in an effort to streamline water meter installations and miscellaneous water system repairs.

Water Agreements, which are needed to obtain a building permit from Summit County, will not be issued until water meters are installed. If you are planning on building, please plan accordingly.

HELP PROTECT OUR WATER SOURCE

Septic systems are designed to discharge contaminants directly into the soil. When they are designed, constructed, and properly used they are not much of a threat to our water supply. That is because bacteria and viruses are filtered out of the liquid waste and die off within a few feet in the soil.

Remember:

- *Do not use garbage disposals. Garbage disposals add massive amounts of solids to the septic tank and are a leading factor of clogged systems.
- *Do not dispose of disposable diapers, sanitary napkins, paper towels, colored toilet paper or tissues in the septic system. These wastes do not decompose.
- *Do not put fat, grease, or oil (including cooking oil) down the drains. These items can pass through the septic tank and clog the leaching fields.
- *Pump out septic systems every three to five years
- *Conserve water. The less water used the longer the retention period in the tank and the more solids and bacteria can decompose. Install water saving devices.
- *Do not use enzymes or acid for treating your septic tank.
- *Avoid extreme peak flows by spacing out laundry loads, bathing, and dish washing.

* Do not put chemicals into the septic tank for the purpose of maintaining or de-clogging the leach fields. There are no known chemicals, yeasts, bacteria, enzymes or other substances capable of eliminating or reducing the sludge and scum so that periodic pumping is unnecessary. Many of these cleaners contain highly concentrated organic solvents that are not biodegradable and pose a serious threat to ground water.

*Do not dispose of pesticides, disinfectants, acids, medicine, paint thinners and other household hazardous wastes in the septic system. These wastes will kill the helpful bacteria in the tank and may contaminate ground water.

Remember water and ground water flows down hill and that is where our well is located.

ARCHITECTURAL

For several years now, we have experienced a lot of new construction, along with homes and lots changing hands. There is no sign of this trend changing anytime soon. Unfortunately, the 2021 building season will be slightly curtailed as we will not be issuing new water meters until the new well project is completed. This is in effort to ensure the community has an adequate water supply. However, lots with existing water meters will be able to proceed.

As always, if you are planning to build a home, put on an addition, add a garage/shed/deck or modify your lot, such as a fence, you need to check in with the Architectural Committee. Please visit the web site for the Architectural Guidelines and other construction related information. If you have any questions, please reach out to an architectural committee member.

THINGS TO KNOW ABOUT LIVING IN ROCKPORT

By Steve Sady

After I moved to Rockport several years ago, I learned some important things. These things may be good for you to know. For details on these subjects, please visit our website or inquire with our Mountain Manager.

Rockport's community water system supplies culinary water in spring, summer and fall. The system is shut down in the winter. Most houses have water storage tanks, filled in the summer, to have water during the winter. 10,000 gallons of water is included with your annual dues if you have a water meter. Excess water used is billed after meters are read, once per year. Water is usually available, not guaranteed, in late winter to fill owner's portable tanks if needed at addition cost.

Houses with water storage tanks are required to have a back flow preventer installed at the street between the water meter and house. This is mandated by the Utah state government.

LRE's roads are unpaved, steep, twisty and sometimes rough. Expect extra automobile maintenance. All wheel drive or four wheel drive is highly recommended. The speed limit is 18 mph for all vehicles including, UTVs, ATVs, snowmobiles, etc.

Road maintenance is a major expense for LREPOA. It includes grading and roller packing of the roads once per year; twice some years. A liquid road surface hardener (mag water) is applied to the primary roads. During this time, the speed limit is 5 mph for a few days while it dries.

LREPOA does not clear snow from the roads beyond the entrance gate and parking lot. Residents volunteer and register to plow the roads. These volunteers take responsibility for any damages they might do to LRE property and private property. Volunteers can usually keep the roads open. In unusually heavy snow storms or high wind drifting of snow, some roads get snowed in. A snowmobile can be useful at such times.

During the winter, vehicles greater than 18,000 GVWR are prohibited from LRE roads. Note: this is the vehicles manufacture's rating of the maximum combined weight of the vehicle and its load. LRE doesn't have a scale; doesn't weigh vehicles. Effective November 1 – March 31.

Mailboxes are available for purchase for those with homes. They are located beside the state road near the entrance gate.

The parking lot inside the gate is available for short term (maximum 3 days) and commuter parking. Vehicles or other left unregistered for longer or go unmoved will be towed away. Contact the mountain manager for longer stay times.

A locked package shed is available in the parking lot for parcel delivery carriers to leave packages. To partake, there is a one-time sign up fee.

Dumpsters are located in the parking lot for residents' use. These are for household trash and recycling only. Residents pay an annual fee to Republic Services, arranged by Summit County, for this service.

COURTESY

Lake Rockport Estates is a beautiful mountain community. Many of our members have built/moved here for peace and quiet and its recreational qualities. These attributes aren't always compatible. We want everyone to enjoy the mountain, but let's be courteous to each other.

Please be mindful of excess noise from loud engines/mufflers, music and other loud activities. When recreating (or driving) on the roads, help keep the dust down and minimize washboard by abiding to the 18 MPH speed limit. Avoid doing donuts and burn outs which can cause damage and erosion to the roads and slow down when passing people walking along the road.

LIVING WITH MULE DEER

The board has received several inquiries from concerned residents in regards to fellow neighbors feeding the deer. It is not illegal to feed the deer but the State of Utah highly discourages doing so.

The Western Association of Fish and Wildlife Agencies (WAFWA) Mule Deer Working Group do not support supplemental feeding of the deer. They state it may do "more harm than good to most deer populations."

- Certain foods like grain and hay can be a real problem to mule deer's delicate digestive track. When mule deer feed across a large landscape, the microbes in their bodies adjust as their food sources gradually changes. If a mule deer suddenly switches its diet from woody plants to alfalfa hay, the microbes in its body do not have the time to adjust, and it starves to death with a full stomach.
- Supplemental feeding can disrupt migration patterns and cause mule deer that were once migratory to become year round residents. Once relying on traditional movements throughout the landscape to get their food, cover and water requirements will then try to find alternative sources, such as vegetable and flower gardens and ornamental trees and shrubs.
- The number of vehicle/mule deer collisions can increase in areas where mule deer are fed.
- Concentrated feeding sites can become a place for disease outbreaks, like chronic wasting disease and tuberculosis.

Please remember we live in the mountains and with the wildlife. Never leave food or garbage outside. This can attract animals, wanted or unwanted, and disrupt the delicate balance of nature.

ROCKPORT STATE PARK APPLIES FOR INTERNATIONAL DARK SKY PARK

Rockport State Park has applied to be designated as an International Dark Sky Park (IDSP). IDSP is "a land possessing an exceptional or distinguished quality of starry nights and a nocturnal environment that is specifically protected for its scientific, natural, educational, cultural heritage and/or public enjoyment."

We can help in the effort to keep our starry nights by limiting our light pollution and complying with the lighting regulations from Summit County. (ord. 895 3-13-2019) For more information, please visit Summit County's website summitcounty.org or sterlingcodifiers.com/codebook/m_id=522 (Title 11, Chapter 6, Section 20: Lighting Regulations)