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# Summer 2020 Newsletter

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## Lake Rockport Estates Property Owners Association (LREPOA)

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### Important Update:

#### **ANNUAL BOARD MEETING, CLEAN-UP and BBQ:**

Due to the current COVID-19 situation **we will not have a community clean-up**. However, we do have several projects that we could use help with. So, if you would like to volunteer to help set up a Little Library, affix signs, pick up trash, etc. please reach out to Nachi Fairbanks, to be put on a list of volunteers.

**The BBQ is cancelled as well.**

**The Annual Meeting will be held via Zoom video conferencing on Saturday, June 27 at 10 a.m.** Invites will be sent via email prior to the meeting. If we don't have your email address, please send it to: [lakerockportestates@gmail.com](mailto:lakerockportestates@gmail.com)

If you don't have an email address, please contact Suzanne St. Pierre at [soozpetty@gmail.com](mailto:soozpetty@gmail.com) for alternative attendance options.

### MESSAGE FROM THE PRESIDENT

This spring has been more than strange. I know these are some very difficult times and I hope everyone is safe and well.

I have noticed many residents taking advantage of the extra time on their hands and the nice spring weather. They are enjoying the outdoors and working on projects around their homes. I'm guessing from the full dumpsters they are doing a lot of spring cleaning.

I'd like to thank Alan Lindsley, our mountain manager, for implementing and maintaining a sanitation program for our common areas. He has been disinfecting the shed, dumpsters, gate control pads and mailboxes on a daily basis. Be aware, these are high use areas. Alan can't be at these locations 24/7. So please continue taking the necessary precautions to keep yourself and your family safe.

### THE GATE UPDATE

Alan has been working tirelessly to get the gate repaired and functional. He has been working with several different companies and the gate manufacturer; new parts have been installed, adjustments have been made, but a permanent fix has yet to be achieved. We know it has been frustrating for residents, as many of you have voiced your concerns, but please know we are doing everything we can to get it fixed and are exhausting all options before we look at purchasing a new gate.

## WHEN WILL THE ROADS BE GRADED?

Alan has been working with the mag and grading companies to coordinate the annual road maintenance. COVID-19 has caused construction projects to be delayed, putting a squeeze on schedules. Although the mag company is available, they are not available until mid/late July. And scheduling the grading crew when the mag crew is available has been difficult. The plan is to grade the main and secondary roads as soon as possible to reduce the washboard effect. Then the roads will be regraded, and mag will be applied. Please check Facebook or the LRE website for updates.



## WATER PROJECT UPDATE

There are no water system improvement projects scheduled for 2020. We had plans to meet with the USDA so they could conduct an audit of our community and let us know what grant and/or loan options may be available. However, due to COVID-19, that meeting was cancelled. We are working to reschedule but it may not happen until next year.

## ASSESSMENT SCHEDULE CHANGES

There have been a few changes made to the Assessment Schedule:

- The **Backflow Lockout Fee** that was a one-time \$100 fee will now be an **annual fee**. When property owners do not allow LREPOA to properly inspect the backflows each year as required by the State, or the backflow does not pass inspection, we are forced to lockout the backflow. And if a property owner does not come into compliance within the year, the lockout and fee will continue each year.
- And please note that the **Package Shed-, Mailbox-, and Gate-Related fees** are all now noted as “pass-through” costs and are subject to change.

## PROPER PACKAGE SHED ETIQUETTE

We understand that putting packages you see outside of the shed back in the shed is meant with good intentions. However, those packages outside of the shed have been placed there for a reason—either they have been misdelivered or the resident does not have access to the shed. So, if you see packages outside of the shed, please leave them there. Also, do not share your codes with any other LREPOA or Rockport Ranches property owner—or your best friend, grandmother or

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Alan Lindsley, Member and  
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*\*Suzanne's term ends this  
summer.*

aunt. **ONLY those listed on your Package Dropoff Agreement as authorized residents/owners are allowed access to the package shed.** And you do not need to share codes with the shipping companies. This is taken care of by the Association. Sharing codes is a violation of the Agreement and violators will have privileges revoked.

### WANT TO ATTEND A MONTHLY MEETING?

**Please let us know ahead of time.** Our meetings are held the second Wednesday of every month beginning at 6:30 p.m. (Jan – June: Park City location; July – Dec: SLC location. Details can be found on the [LREPOA website](#).) **However, during this time of social distancing, the meetings will be conducted via Zoom.**

**Please let us know at least one week in advance.** We need to ensure we set time aside for your visit as monthly Board meetings are closed to non-appointed Board members and we always have a full agenda to discuss. [Contact](#) any Board member with your request to attend. (Our information can be found on the LREPOA webpage: [www.lakerockportstates.com](http://www.lakerockportstates.com))

**It's also important that you let us know ahead of time as meetings can be cancelled at the last minute due to weather—and if we haven't heard from you, we won't know to contact you.**

**Architectural plans** that need to be reviewed and approved **must be delivered to an Architectural Board member no later than 10 days prior to the monthly meetings.** (Their information can be found on page 4 of this newsletter or on the [Contact](#) page of the LREPOA website.)

### DOGS AND THEIR OWNERS

Don't embarrass yourself (and your dog) by not following the Summit County leash and nuisance laws. Letting your dog(s) run throughout the community is not allowed. Letting your dog(s) bark incessantly into the night is not allowed. Fines range from \$100 to \$1000. Need to acquaint yourself with the laws or need to report a violation? Check out [Summit County Animal Control](#) for details. And please remember to clean up after your dogs. Feces in drainage ditches or along side the road cause problems for those working on the water system and / or construction-related projects.



### 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.

## 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, trim dry grasses and weeds and always remove dead limbs, leaves and other debris. If spraying weed killer, take precautions on windy days.

**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.) from your lot only. And **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 and fire danger levels are in accordance with 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, etc. Do not park or drive on dry, tall grass.

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>

## ANOTHER BUSY BUILDING SEASON

Last season we had seven homes that were either built or underway. As of this spring, we are expecting an additional seven homes. So, we can anticipate a busy summer. Please be patient with the construction vehicles etc. on the roads. However, if there are any issues, please let us know.

As a reminder to those building, please make sure your deliveries and contractors know where they are going and that they understand the 18 MPH speed limit. Unfortunately, not all map apps are accurate. We have experienced several lost trucks wandering the mountain, some of which got into compromising situation.



## Architectural Contacts:

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Steve Sady, Treasurer  
801-243-2473  
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And check out the [Architectural page](#) on our website for:

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

As always, if you are planning to build a home, put on an addition, add a garage/shed 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. (See contact info on page 4.)

### **CELL TOWER SOLICITATION**

You may have received a solicitation from a cell tower company that works on behalf of major mobile network carriers. As tempting as their offer may be, we want to clarify that this type of activity per our CC&R's and Architectural Guidelines is not permitted.

### **DUMPSTERS and RECYCLE BINS**

**DO NOT** dump construction materials, furniture, appliances, auto parts, wire, wood, chunks of concrete, concrete blocks, tires, kitchen sinks—or anything that is not household waste—in the dumpsters. **Only household waste should be disposed of in the dumpsters.** We have had several calls from Republic Services asking us to inform our residents of the rules. Don't be that guy or girl who creates a problem for others. Take your large unwanted items / waste to the landfill. It's just a few miles from our community and the cost to dump is minimal.

To help keep the recycle bins from overflowing and ensure materials actually get recycled, **please break down boxes and do not dispose of any plastic bags. This includes plastic garbage bags full of recyclables.** Take a second to empty out the plastic bag and either reuse it or through it away in the dumpster.