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## SPRING NEWSLETTER

May 2023

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# Lake Rockport Estates Property Owners Association

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Wow, what a winter! Whether you were on the mountain or down in the valley, you know Utah experienced one of the biggest winters on record. Thank you to all the volunteer snow removal people that kept many of the mountain's roads open. This was not an easy task. It was endless hours of hard work and wear and tear on their equipment. Without their efforts, accessing our homes or cabins on the mountain would not have been possible.

As a reminder, the Association does not provide any snow removal with the exception of the gate to the dumpsters so the dumpsters can be serviced. If you choose to live on the mountain year-round or during the winter, it is highly recommended you be prepared to take care of yourself and provide you own access. It is not your neighbor's responsibility. Unfortunately, many people were caught off guard when they discovered the neighbor that was plowing past their home had moved or went out of town. Summer time is a great time to make preparations for the up-coming winter season.

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### BOARD OF TRUSTEES

Once per year, there is an election to nominate members to Lake Rockport Estates POA Board of Trustees. These are volunteer positions and the terms are for three years. Proxies have been included with the distribution of the newsletter. Be sure to vote and return the proxy by June 24, 2023. Proxies will be also be accepted at the Annual Membership Meeting.

Proxies will be tallied at the following Board Meeting in July. After which, elected members will be notified and their term will begin in August. Results will be published in the Fall Newsletter and posted to Facebook.

### PROPERTY MAMANGEMENT SYSTEMS

Property Management Systems Inc. (PMSI) is our new bookkeeping company. They are a HOA management company brought on to assist with communication with homeowners and maintain financials. They are there to field homeowner phone calls, emails, and answer questions you may have or forward you to the appropriate board member.

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[lakerockportestates.com](http://lakerockportestates.com)

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## Important Reminders

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### Annual Membership Meeting

**Saturday, June 24, 2023**

**10:00 A.M. – Noon: Annual Membership Meeting:** Park City Community Church, Fellowship Hall. 4501 UT-224, Park City, UT 84098.

**Directions:** Heading south on UT-224, turn right at the light, where Park City Nursery is located, on to Bear Hollow Drive. Then turn left into the Church's driveway. After entering the building, the Fellowship Hall is through the doors to the left and down the stairs. Do not park at the nursery.

Zoom invitations will be emailed. If you do not receive correspondence from LRE via email, be sure to update your information with us to get an invite.

### Backflow Inspections

Backflows must pass the state required inspection before your water meter can be turned on. Back flows need to be installed by May 15<sup>th</sup>. If it's not in place for inspection, your water meter will be locked out and a \$100 annual unlock fee will be charged.

### Republic Services

Be sure to pay for your garbage/recycle service directly with Republic Services. Invoices are usually sent out in July. The POA does not contract for this service.

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Our new property manager, Maryn McCombie, will be working directly with the board in approving financials and budgets, recording meeting minutes and working with the board on other projects. The community assistant manager, Susan Turner, will be the point of contact for most homeowner questions and issues. For questions about dues, balances, insurance, document requests, and other non-emergency items, you may send her an email or call the office.

The online portal, AppFolio, is where owners may now:

- view their balances, make payments, download governing documents, fill out forms, and view the association calendar.
- view their balances
- make payments
- download governing documents
- fill out forms
- view the association calendar
- and more!

Website to create account: [pmsystems.appfolio.com/connect](https://pmsystems.appfolio.com/connect)

Only information needed to set up your online account:

1. First and Last Name
2. Phone Number
3. Email Address
4. Property Address

If you will be paying by check, you must first call PMSI (801) 262-3900 to get your personal lockbox number. That will need to be written in the memo in order for your check to be processed. Pay to the order of: Lake Rockport Estates POA and mail to:

Lake Rockport Estates POA  
PO Box 63695  
Phoenix, AZ 85082-3695

Please note, the above address is for mailing in checks only. There is a \$5 fee for processing paper checks. Credit cards are subject to a 3.49% fee, debit card payments are \$9.99 and **e-checks are free (where you enter in your account information)**.

Although PMSI offers full property management services, we are only utilizing their bookkeeping and communication services for now. We ask that you please be patient with us during this transition period. It will take a little time to work out the kinks.

## ANNUAL CLEAN UP & BBQ

Due to the change in the location for the Annual Membership Meeting, the annual clean up and BBQ will not be held on the same day like we've done in the past. Watch for an update on Facebook or through AppFolio.



## Current Board of Trustee Members:

Nachi Fairbanks, President  
801-971-1693  
[hidesrt@gmail.com](mailto:hidesrt@gmail.com)  
Term expires July 2025

Greg Warner, Vice President  
801-750-2745  
[gwarner@uolf.org](mailto:gwarner@uolf.org)  
Term expires July 2025

Alan Lindsley, Board Member  
801-560-7021  
[lindsley@hughes.net](mailto:lindsley@hughes.net)  
Term expires July 2024

Steve Sady, Board Member & Architectural Committee  
801-243-2473  
[rssadygp2@gmail.com](mailto:rssadygp2@gmail.com)  
Term expires July 2024

Craig Day, Board Member  
435-709-2690  
[attorneycraigday@gmail.com](mailto:attorneycraigday@gmail.com)  
Term expires July 2025

Maryn McCombie, Property Management Systems Inc.  
801-262-3900  
[marynm@pmsystems.net](mailto:marynm@pmsystems.net)

Susan Turner, Property Management Systems Inc. (for billing inquiries)  
801-262-3900  
[susant@pmsystems.net](mailto:susant@pmsystems.net)

## UPDATE ON THE WELL #3 PROJECT

The new well project has been a work in progress. The most time-consuming part of the project has been securing the funding, especially when working with the federal funding agencies, and completing specific tasks for funding authorization and project approval. All of which needed to be completed prior to the actual

work starting in the field. The long-term funding has been secured and the required short-term funding process is estimated to be completed in June.

The contract with the well driller has been signed and we are on their schedule for this summer. Once the well is drilled and pump-tested, the pump house can be designed and constructed, followed by the water lines.

A filler line is needed to connect the new well to the mid mountain pump house. This will run along a portion of Rockport Blvd. to Aspen, along Aspen to Juniper, then up juniper to the mid mountain pump house. While installing the new filler line, we will be replacing the distribution line, fire hydrants and updating the water meters along that stretch. These improvements are part of the multi-phase project for a year-round water system that was presented several years ago.

We appreciate your patience and look forward to the next phase of the project, breaking ground.

## HISTORY OF OUR WATER SYSTEM IMPROVEMENTS

Lake Rockport Estates (LRE) was originally conceived as a summer recreational community. The development was not designed for year-round use and unfortunately, the developer was not required to create an adequate water infrastructure for year-round use. That is why now, fifty plus years later, we are still making the necessary improvements to the infrastructure required to support year-round living on the mountain.

Keep in mind, LRE was primarily a cabin community for several decades. The membership throughout the years made improvements and repairs as needed but there was not a demand for a year-round water system nor was there a budget for such work. Annual dues in the mid-seventies were \$20 a year. Then slowly over the years it went to \$50. Then \$100 and in 2003, annual dues were raised from \$100 to \$355 to be able to start making more improvements to the water system, roads and gate. As more people choose to live here full time, the dues and borrowing of money continue to go up to try and meet the demand.

The information below is a summary of the major improvement to the water system over the last 15 years;

## Other Reminders

### Noxious Weeds

As a property owner, it is your responsibility to control noxious weeds on your land. Summit County can help you identify which weeds need to be eliminated. [www.summitcounty.org/155/weed-division](http://www.summitcounty.org/155/weed-division).

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

### Architectural

If you are planning to build a house, put on an addition, add a garage/shed/deck or modify your lot, such as a fence or installing a driveway, you need to check in with the Architectural Committee. If you are unsure your project needs approval, please ask before proceeding. For more information, please visit the website.

Please note; water meter sales are temporarily paused till the new well project is completed and online. Water meters are required to be able to build.

### Speed Limit is 18 MPH

**The roads are not a race track. Speeding causes dust, washboard and noise. Burn outs and donuts cause damage.** Please have courtesy and respect for your neighborhood by abiding to the posted speed limit of 18 MPH. This goes for all vehicles; summer or winter, day or night. The speed limit is for everyone's safety and helps maintain the integrity of the roads.

### Culverts & Drainage from Driveways

Culverts are required under driveways where drainage ditches are on the uphill side of the road. Property owners are responsible for making sure their culverts are kept clear of debris and that water runoff from driveways is diverted into the ditch. Runoff from driveways is not allowed to drain into the road. Please make the necessary repairs and maintenance to avoid instances of non-compliance and/or being held responsible for damages caused by clogged culverts or runoff.

### Private Property/Trespassing

The board has received numerous complaints about people cutting through private property. (hiking/walking, biking, snowmobiling, etc.) What may appear as open space is actually someone else's land. Basically, stay on the roads or you're trespassing.

2007: **Well #2 Project:** Planning began

2008: Applications, permitting, bidding and design for Well #2 were completed.

2009: Drilling of Well #2 began.

Tested positive for iron bacteria. It was determined not to be a health risk but that the problem can be corrected with the installation of a chlorination system and pump to waste valve.

2010: Repairs made to the fiberglass tank at the mid mountain pump house. Planning begins for replacement.

2011: **Chlorination System Project:** Calibration and completion of the chlorination system.

**Misc. Improvements:** Installation of a vault with shut off valves and check valves, a drain valve at the booster station for cleaning out the tank, a control box assembly for operating the booster pump and motor, a new transducer and new software to run the water system.

Electricity installed to the top tank. A new shut off valve and the vault that had issues with freezing is now heated.

It was discovered the iron bacteria was rapidly deteriorating the casing in the new well. Arrangement made to replace the casing to stainless steel.

2012: The new well #2 did not produce what we had hoped. It tested at 90 GPM. 232 GPM is what was estimated by the engineers for build out. At the current rate of growth, it was estimated that the well would last approximately 10 years before another well would be needed.

**Control of Back Flow and Cross Connection Policy** was created and implemented as required by the State of Utah.

2013: The board started exploring land option for another well site (Well #3). With membership approval, the board tried to purchase a parcel but the deal fell through.

**Storage Tank Project:** the installation of a new 365,000-gallon storage tank at the top of the mountain was started.

A new booster pump was installed that maintains the appropriate water pressure to houses on Ridge Top and Crestview along with three new fire hydrants.

2014: Storage tank project completed. (\$404,000)

2015: Required security fence around the storage tank area installed.

The State of Utah started requiring properties with water holding tanks and/or water pumps to have an approved back flow preventer to eliminated cross contamination.

**Land for Well Site #3:** 50 plus acres of land purchased for another well. Can also be used for other opportunities such as trails.

2016: **Mid Mountain Booster Tank Project:** New underground holding tank installed. New vault equipped with new pump skid including two new pumps.

2017: State mandated back flow deadline: Almost all properties requiring the approved back flow met the deadline. Those that did not, the meters were locked out.

2018: **Rockport Blvd. Distribution Line Project:** Started at the top of Rockport Blvd at Crestview to Aspen. Project included a new water line, pressure reducing valves, isolating control valves, fire hydrants and service connections/meters.

2019: The distribution line project was completed. (\$425,000)

**Well #3 Project:** Started exploring options for financing.

2020: Found low interest funding through the Department of Agriculture. Unfortunately, Covid delayed all meetings to start the loan process.

The Well Site Study was initiated and completed. It was determined the best location to drill happen to be on the land that was purchased in 2015.

2022: Loan application, studies and other requirements for the federal loan were completed and the low interest loan was secured. Construction loan pending.

Well project sent to bid. Well driller awarded the project, contract signed.

## **EDITORIAL BY CRAIG DAY**

### **LAST YEAR'S NEWLY ELECTED BOARD MEMBER**

It was a warm and bright September afternoon in 2019 when I first visited Lake Rockport Estates. There were a couple of lots listed for sale and I suddenly wanted to buy land somewhere in the area. I hopped in my truck and made the trip up top. I ended up driving around on Oakview and Sage for a good while, enjoying the Southwest facing views and feeling like I was on top of the world. Who's to say that I actually wasn't? You guys who live on those roads may have even seen me in my jacked up red Tacoma a few times each that day. At least now you know what I was up to.

I never found those lots that day. I did, however, learn where I wanted to live, specifically on the top, facing Park City. The view was real nice but the infrastructure was so-called limited. The roads are dirt and I knew that winter water wasn't an option. This was supposed to be the catch. Not for me. Those views and that peace and quiet up top was worth the drive, hike, dog sled ride, or whatever it would take to get me up there every day. Further, getting an acre with such a view, all within relatively close proximity to Park City was a dream. To top it all off, to get that acre at that price, simply because I would have to fill up a tank of water before winter, and because I needed 4-wheel drive, seemed like the perfect opportunity. I'm still certain that it was the perfect opportunity for me.

I wanted to live on Oakview so I didn't mess around with negotiations. I closed on my lot on January 10, 2020. Then Covid hit. The world turned upside--or stopped spinning--or started spinning the other way--or whatever they said it was doing, I guess. I felt pretty lucky closing on my land 2 months before the global shutdown. I felt even luckier that I closed before the real estate market inflated into a brick-and-mortar-type stay puff marshmallow man. There was a catch though. Even though my timing was rather good, I wasn't going to be able to do much with the land anytime soon.

Learning that I wouldn't be able to build without a water meter--and that new meters would not be issued until a new well was drilled--was easy to understand, but I still felt stuck and even a bit isolated. I knew that the community had plans for development, but I had no idea what any of that meant, or how long any of that would take.

About a year ago I learned that the Board was looking for new members. For me, this was a good chance to get involved, learn about the development, and stay connected. Particularly, I figured joining the Board would allow me to learn first-hand how the well project was progressing and how and when I would be able to build.

Joining the Board has been as mentioned above. It's also been a fair amount of work. And there is pressure. Pressure from those that want our community developed more—bigger, better, and faster. Pressure from those who don't want it developed any further—even a little bit. Pressure from those who don't understand that living in a community with rules means that those rules need to be enforced--even against themselves.

I don't spend too much energy focusing on that pressure though. Instead, I am committed to spending greater focus on building community. I imagine that all of you remember your first visit to Lake Rockport Estates as I do, even if it was way

before 2019. I also imagine that many of you made a clear choice that this is where you wanted to live. If so, you and I certainly have something in common.

Don't get me wrong about the pressure. Serving on the Board of Directors is not all pressure. I have met a lot of good folks that are thrilled to be living on our sweet little private mountain. Best part is, they are thrilled to share that stoke. That stoke is contagious too. I've also heard about the great community of people that are always there help out their neighbors, like those that plow, and dig, and just are quick to lend a hand. Shout out to you guys. There are even some folks that have some fresh ideas about recreation and are ready to explore some exciting new possibilities. These are the people that I'm excited to work with. It's this stoke, kindness, and enthusiasm that will be the basis for growing our community, as we collectively decide just what that growth will look like. I look forward to seeing what results these positive sentiments will bring. I also look forward to making my home on our mountain sanctuary. See you guys on the mountain.

## 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 feet is recommended.** Thin the brush and trees surrounding your house. Prune the lower branches on trees and mow dry grass 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. **Absolutely no construction debris allowed.** Although many items are wood, they contain nails, screws and toxic chemicals when burned. People do not 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.** We do not determine the fire danger level. Fire danger levels are issues by the Northern Utah Interagency Fire Center and we update the sign accordingly. The higher the danger level, the quicker grass and brush can catch fire and spread. Be careful with outdoor fires, grilling, welding, pulling trailer that the chains don't drag, do not drive or park on tall grass, etc.

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

## QUESTIONS & STATEMENTS THE BOARD HAS RECEIVED

**The board should organize a clean up to pick up garbage around the dumpsters.** Every year the board organizes a mountain clean up. Projects have included; picking up garbage around the dumpsters, the field area and along the roads, sealing signs and bulletin boards, painting the package shed and fire hydrants, removing burned debris from the wildfire, cutting back brush from the road, removing silt and debris from culverts. However, you don't have to wait for the clean-up or ask permission to pick up garbage.

**There have not been any new board members in the last ten years.** There are currently three board members that served on the board 10 years ago but during this period, ten other members of the community have served terms. Two of which are currently serving.

**The board should just increase the Annual Dues.** The board tries it's best to balance the needs and wants of all of the Association's members while still trying to keep dues low and affordable.

**The board should look into grants and loans for the water system.** Water is of the upmost highest priority. The board has hired a hydro engineering company that specializes in community infrastructure services. They helped facilitate

our low interest loan options over the years, finding our first loan through the State for the upper water storage tank and our second loan through the USDA for well #3. Many other smaller water projects on the mountain have been paid for out of pocket, like the distribution line project along Rockport Blvd. We appreciate the offer to help but have utilized the experts to help us navigate through the complicated government loan process.

**The board is stealing power from one owner's transformer and giving it to another.** The board requires projects that trench in the road's right of way to submit a Building Application, provide the construction map from Rocky Mountain Power (RMP) and pay a mostly refundable Utility Impact Deposit. The deposit is to assure the affected areas are reasonably restored back to their original condition. Monies are kept for road crossing to make general repairs to the road if settling of a trench should occur. We do not oversee RMP's engineering or installation and maintenance of their infrastructure. Nor do individual property owners own primary or secondary transformers. This equipment is owned by RMP. Owners are responsible or own from the electrical meter to their house.

**The board should invest our dues in the stock market or a mutual fund.** The Association is not an investment group. We are a non-profit POA. The volunteer board, made up of your neighbors, is here to manage the business of the association for its members. We try our best to make sure things don't occur that bring down property values but we are not here simply increase share holders' wealth.

**The board said there was a twenty-year plan for the year-round water system and nothing has happened in the past ten years.** Multiple water projects and improvements have occurred over the last ten years (see History of Our Water System Improvements article). However, it is not a twenty-year plan. It is 24 phases, three of which are completed and two are partially completed. These are not small dollar projects either. So, without millions of dollars on hand and a substantial increase in Annual Dues, the remaining phases that are left are not going to happen overnight.

**Why is the lake low? We had a good winter can we sell water meters now?** The State had been releasing water from Rockport Reservoir in anticipation of the remaining runoff from the higher elevation snow. We did experience an amazing winter where the snow pack was substantially higher than normal. That is great for filling the reservoir (btw that's not where we draw our water from) and replenishing our aquifer. However, we must still be cautious in managing our water. Mother Nature can quickly change her mind and put us back into drought. If we gamble and sell water meters before the new well is online and producing, then everyone could be out of water. Drought most certainly can still affect our wells but we prefer to make sound decisions and not just go for it.

**When are the roads going to be paved? We can take out a twenty-year loan for it.** Water is the priority. The distribution lines run underneath the roads and miles of lines still need to be replaced. In addition to this, as members purchase water meters, trenches need to be dug in the road to access the main water line. It would not be cost effective to continually dig through asphalt and make repairs.

**I don't have to help with snow removal. People live beyond me.** Although someone with a plow may live beyond you, it is not their responsibility to provide you winter time access. We recommend that everyone be prepared to take care of themselves. Neighbors move, they go out of town and equipment can break down. You may find yourself without access. Plus, the neighbors would appreciate the help.

**The board should put out a list of members I can contact when I need snow removal or that can haul water for me.** The board will not share members information without permission nor is it our responsibility. We recommend that members be prepared to take care of themselves.

**I need the entire memberships' personal contact information.** A Records Request Form can be filled out and submitted to the POA. However, it must meet certain criteria, which is on the form, before a request could be granted. More times than not, there is no need for personal information to be shared. In fact, many members have specifically told us not to share their information because they don't want to be solicited or drawn into someone's personal agenda.

**What is this "the board thing"?** Whether you like it or not, you bought into a Property Owners Association. The board is made up of your neighbors whom were elected to serve three-year terms to manage the business of the

Association. This is not a political thing. There is no right or left. It's a group of people trying their best to balance the needs and wants of their community. At the same time, trying to remain fair with Annual Dues, not too high and not too low.

**Why can't the roads be graded in early spring after the snow melts?** Water is needed to properly wet and compact the roads during the grading process. That means the water needs to be up and running. Before the water can be on, water breaks, if any, need to be repaired. It would not make sense to dig up the road for repairs after the roads are graded.

## DARK SKIES

One of the many attractions about living in this area is being far enough away from the city to be able to see the stars at night and enjoy the peace and quiet. But as this area continues to grow, so is the light pollution. Summit County recognizes the many issues regarding light pollution and has adopted lighting regulations for both Eastern Summit County and Snyderville Basin. (ord. 895 3-13-2019)

Ordinance highlights include:

1. Required compliance of all uses, commercial and residential.
2. Requires that all new lighting be full cutoff.
3. Provides exemptions for certain lighting (agricultural lighting, traffic lights, public safety, etc.).
4. Prohibits certain types of lights (architectural lighting, landscape lighting, spot/flood lights).
5. Established an amortization schedule requiring that all lighting be in compliance with the code after seven years of the adoption of the ordinance.

For more information, please visit Summit County's website [summitcounty.org](http://summitcounty.org) or [sterlingcodifiers.com/codebook/m\\_id=522](http://sterlingcodifiers.com/codebook/m_id=522) (Title 11, Chapter 6, Section 20: Lighting Regulations)