

## WINTER NEWSLETTER

November 2023

# Lake Rockport Estates Property Owners Association

100 Rockport Blvd., Coalville, UT 84017

Voicemail: 435-200-9119

Billing Inquiries: 801-262-3900

E-mail: lakerockportestates@gmail.com

### ANNUAL ASSESSMENT

It's that time of year again when invoices go out for the upcoming year's Annual Dues (2024). If applicable, invoicing will also include 2022 water usage, 2023 back flow inspections and repairs and 2022/2023 winter water usage. Balances are due January 1, 2024. To avoid a \$25 late fee, balance must be paid in full by March 1, 2024.

Payments can be made through your online portal with AppFolio or by mail. Please note, the following fees:

- E-Check (ACH): \$2.49
- Debit Card: \$9.99
- Credit Card: 3.49%
- Check/Bill Pay: \$5.00 if sent to PMSI or LRE POA. \*
- **Check/Bill Pay: \$0.00 if sent directly to the POA's bank lockbox in Phoenix, AZ.\***

**Pay to the order of: Lake Rockport Estates POA and mail to:**

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

**\* If you will be paying by check/bill pay, you must first call PMSI (801) 262-3900 to get your personal account/lockbox number. That will need to be written in the memo line to ensure that your payment is applied to your account.** All checks are run through a machine and it will not detect your person information, only your account number.

If you need to create an account/portal with AppFolio, please visit [pmsystems.appfolio.com/connect](https://pmsystems.appfolio.com/connect). You will need the following information:

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

For billing questions, please reach out to Suan Turner with Property Management Systems Inc.



### Important Reminders

#### Back Flow Protection

We have already experienced below freezing temperatures. Unfortunately, many back flows did freeze and break. If you have not already done so, please take measures to protect your back flow. It's recommended to install heat tape around the unit, not too much as it will damage the internal components, followed with an insulated pouch to help keep the heat in and wind chill out.

#### 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, this restriction may be extended. Please refer to the sign posted on the gate.

The roads will re-open March 31 as long as conditions allow.

#### Package Shed

With the holiday season quickly approaching, the package shed can easily become overwhelmed.

**Please, please, please pick up packages in a timely manner.**

Make it easy, sign up for reminders from the delivery companies.

We are in the process of getting a new, larger package shed next year.

## PROGRESS UPDATE ON THE NEW WELL #3 PROJECT

As of the Spring Newsletter in May, we had anticipated that the short-term funding, or interim building loan, would be completed at one point in June and that we would be moving forward with actual drilling of the well and installation of the applicable infrastructure. As many learned at the Annual Meeting held in June, the funding did not come through. Instead of receiving an approval letter from the bank, we received a denial letter. This was very disappointing and needless to say, very disruptive to being able to schedule contractors which ultimately establishes the timeline for when the sale of water meters would possibly be made available.

The federal government/USDA, whom our long-term financing is already secured with, did give us some options if we should continue having issue finding short-term financing. We would need to legitimately be rejected three times and they would take over the financing of the project.

So, we found ourselves on the hunt for an interim building loan once again. Some of the biggest challenges we faced to finding financing was that the POA is not a municipality, thus did not qualify to apply, lenders are limited that make these types of infrastructure loans and our lack of collateral. After contacting countless institutions, we finally found a couple banks that allowed us to apply. We are happy to announce that we received two more denial letters which allowed us to take the next steps with the feds.

As of October 23, the USDA officially approved the three denial letters from the banks we applied with for an interim building loan of \$3.6M to drill the well, build a well house and run the piping to the mid mountain booster station. They will now finance the loan, letting us by pass the interim loan and saving us \$360,000 in interest!

The USDA is now in the process of putting the loan information together then will send that information, along with a title commitment and denial letters, to the Office of General Counsel (OGC) for their attorneys for review. They are estimating it will take until the later part of December for the review to be completed. If all goes well and no hiccups with their attorneys, we can close later that month or early January.

Ted Mickelsen, our water engineer, is checking with the USDA to see if they will let us start the site work and begin drilling before the loan process is complete. Then reimburse us for what we spend getting ready and starting to drill.

We know there are numerous members that are greatly affected by the well project i.e., they are unable to purchase a water meter which means they cannot build. Understandably, many members reach out to board for updates. However, it becomes very time consuming to continually write individual emails regarding the same topic and sometimes we cannot respond as quickly as we'd like. To help facilitate the members and the board, we will now provide quarterly updates regarding the well project till the project is completed. There will be the standard updates, like this one in the Spring (May) and Winter (November) Newsletters. Then two via email/AppFolio in February and August. If we do not have your email or if you have not created an account in AppFolio, you will not receive the February and August updates.

## BOARD OF TRUSTEES ELECTION RESULTS

We would like to thank everyone that volunteered to serve on the board. There was a total of 64 votes cast. The election results are as follows:

- Doug Barrus 27
- Sarah Strader 27
- Jeremy Boeckmann 22
- Skyler Kershner 17
- Steve Evans 8
- Maria Castillo Escalona 3
- Johnny Wasden (write-in) 8
- Rosemary Carol (write-in) 8

The board welcomes our new members Doug and Sarah. You can learn more about them in the Your New Board Members article.

## YOUR NEW BOARD MEMBERS

### SARAH STRADER

I would like to briefly introduce myself to the community. I was born and raised in Mississippi (total SEC college football girl). My husband, Paul, is from Illinois and we met in college, at Mississippi State. We have been married for 45 years, have three grown children and four grandchildren. We have owned our house for six years and have lived on the mountain full time since 2020.

As some of you know, I love to decorate my home for Christmas. I have 11 Christmas trees and they all have themes. Paul is very patient and understanding about my decoration obsession and has made room for all my decorations in the garage. If any of you are around during the holidays, please come by for a look.

As my bio stated on the proxy, I have a background in government contracts. I will be using that experience in my board tenure. If you have any questions or concerns, please let me know and I will be happy to answer your questions or get the answers for you.

### DOUG BARRUS

I was born, raised and lived in the Salt Lake Valley until I turned 60. My whole life, I always dreamed of living in the mountains somewhere. Now I live in the mountains, in a home that my partner, Heather, and I built, with the help of some friends and family. We love our home on "The Mountain" with the beautiful views of the lake and the sky.

Everyone who lives on "The Mountain", or has property here, has their own unique idea of how special it is. So, I won't embellish anything other than to say, "The Mountain" is an anomaly, which is why we named our special home *Anna Molly*. But what really makes "The Mountain" so cool are the neighbors. Some of our neighbors refer to Heather and I as "Houg" (pronounced hug). Never have we had such great neighbors before, some new to this mountain, and some who have been owning or living here for quite some time. We truly are so grateful to be a part of such a neighborly community.



## Current Board of Trustee Members:

Nachi Fairbanks, President & Architectural Committee  
801-971-1693  
[hidesrt@gmail.com](mailto:hidesrt@gmail.com)

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

Sarah Strader, Treasurer  
714-231-2189  
[sarah@slspropertiesolutions.com](mailto:sarah@slspropertiesolutions.com)

Alan Lindsley, Mountain Manager & Board Member  
801-560-7021  
[lindsley@hughes.net](mailto:lindsley@hughes.net)

Doug Barrus, Board Member & Architectural Committee  
801-560-5148  
[doug@dbconstructorsinc.com](mailto:doug@dbconstructorsinc.com)

Steve Sady, Board Member  
801-243-2473  
[rssadygp2@gmail.com](mailto:rssadygp2@gmail.com)

Jeremy Boeckmann, Appointed Board Member  
314-971-6405  
[jboeck6@gmail.com](mailto:jboeck6@gmail.com)

As one of the newest Board of Trustees members for the Lake Rockport Estates POA, I want to work towards a better place to live while keeping the unique nature of "The Mountain" intact. I also would like to encourage all the members of this community to participate in some way to help keep this mountain our home. One of the ways members can participate is by volunteering for board committees that are created. At the very least, I am asking for the membership of this property owners association to step up and be a part of the voting process. This means being prepared to understand the changes that are needed and knowing that it is your vote and your participation in that process that can bring about those changes in a way that the majority wants. The Mountain needs the stewardship of all its members and of its Board of Trustees to keep it protected.

I look forward to meeting all of the members of this mountain community. If any of you would like your ideas to be heard or have any questions, I'd be glad to hear from you, so please feel free to reach out.

---

## Other Contacts:

Dallin Ames, Property Management Systems Inc.  
801-262-3900 (Acting Secretary)  
[dallina@pmsystems.net](mailto:dallina@pmsystems.net)

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

---

### ATTENTION WINTER TIME USERS

If you are a year-round resident, under construction or plan on visiting during the winter months, please be prepared for snow pack and icy road conditions. 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. Volunteers do their best to keep the roads open, but they are not responsible for doing so. They are not compensated by the association and provide the service at their own cost and time. Be aware, there are several sections of road that do not get plowed at all. Lake Rockport Estates does not provide any snow removal, with the exception of the gate and the road to the dumpsters so that the dumpsters can be serviced.

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

- When approaching a vehicle or equipment that is actively removing snow from the roads, try to get out of the way until passage is safe.
- 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.
- 4 x 4 vehicles only. Snow tires, studs and/or chains are highly recommended. Much of the winter road damage is caused by two-wheel drive vehicle or vehicles with bad tires fish tailing while trying to make it uphill.
- 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 under any road condition.
- 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.
- 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.
- Please note: The parking area is for short term commuter parking and guests. Do not use the area for long term parking, excess of 72 hours, or storage (boats, trailers, snowmobiles, etc.) without board approval. (Winter or summer)
- Avoid playing in the road. Winter road conditions are slippery. Vehicles may not be able to stop.
- Where possible, look ahead to anticipate oncoming traffic. Downhill traffic has difficulty stopping in slippery conditions.
- If you or your party damages Rockport's property, you are responsible for the cost of the repairs.

The Association is not responsible for any damages that may occur due to snow removal or the conditions of our roads.

## **PLOWING/SNOW REMOVAL**

If you are going to plow or remove snow from Lake Rockport Estate's roads, you must sign and return the **Snow Removal Release of Liability** form with the Association. Forms can be found on the website and emailed to Alan Lindsley.

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.

Some of the rules, but not limited to, are as follows:

- A minimum base of 2" snow must be left on the roads at all times. No plowing down to the road base.
- Do not block roads or driveways. Windrowing, snow peeling off the plow, into driveways is permissible.
- Never leave a pile of snow in the road.
- Do not stockpile snow at the ends of roads or intersections. Snow must be pushed off the road, shovel if necessary.
- Stock snow piles to the drainage/downhill side of the roads and intersections.
- Push snow to the outside edge of the road, not into the middle.
- Do not block or plow into the dumpsters, gate or mid mountain pump house. Access must be kept open.
- The application of ice/snow melting products is prohibited with the exception at the gate and dumpster areas.
- Flashing lights while plowing is highly recommended.

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

## **TO FLUSH OR NOT TO FLUSH, THAT IS THE QUESTION**

Part of the joys of living in the mountains is seeing the wildlife, the stars and enjoying the peace and quiet. But with this comes the responsibility of using a septic system (at least in our neighborhood). This can be new for many people or something many don't think about.

### **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. 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 drain field. 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 drain field.

Wastewater treatment is restricted to a rather thin zone of unsaturated soil underlying the drain field. 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 drain field.

## **PROPER DISPOSAL PRACTICES INCLUDE:**

Use only a moderate amount of cleaning products and do not pour solvents or other household hazardous waste down the drains. Avoid using powder detergents. They contain fillers that can clog the drain field and cause backups in the system.

Garbage disposals should not be used because they tend to overload the system with solids. (If you have one you should 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. Also, be cautious with some items that claim to be "Septic Safe", mainly thicker toilet papers and flushable wipes. Despite the label, these items do not break down sufficiently enough. This can lead to clogged pipes and baffles, jammed pumps and ultimately damage to the leach line.

## **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 drain field. Problems caused by using too much water can occur periodically throughout the year or be seasonal. For example, the soil beneath your drain field 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 at sinks and flow reducing nozzles at 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 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 drain field 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 drain field. If this happens, pumping the tank will not solve the problem and a new drain field will probably need to be constructed on a different part of the lot.

---

---

## Other Reminders

---

### **Water Tanks & Propane**

Hopefully, everyone has their water holding tanks and propane topped off ready for winter. If not, please do so sooner than later. Although the end of the water season is November 30<sup>th</sup>, freezing temperatures can cause the system to be shut down sooner. If you need to have your propane tank filled, please reference if the Winter Weight Restriction is in place or not before bringing in a truck. When in doubt, contact Alan.

### **Marking Utilities**

Last winter was a big snow year and many utilities got buried. To help avoid damage, please mark your utilities (water meters, back flows, yard hydrants, power boxes and panels, etc.)

### **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.

### **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.

### **Selling Your House or Lot?**

Advertising signage is not allowed to be posted on lot. The address and/or lot number can be posted. Then fliers can be placed at the bulletin board by the gate.

Requests for documents and payoff need to be submitted to Homewisedocs.com, a document disclosure system for communities.

### **Speed Limit is 18 MPH**

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 roads are not a race track. Speeding causes washboard and dust. Burn outs and donuts cause damage. The speed limit is for everyone's safety and helps maintain the integrity of the roads.

### **Recycle, Garbage and Burn Pile**

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.

The burn pile is for natural vegetation from the mountain only. No construction debris, pallets, furniture or debris from outside of the community. Please unload as close to the pile as possible. Do not unload on the ramp going into the field. The pile is burned under the supervision of the Summit County Fire Warden after there is snow on the ground and conditions allow.