
WINTER NEWSLETTER

December 1, 2021

Lake Rockport Estates Property Owners Association

100 Rockport Blvd., Coalville, UT 84017

Voicemail: 435-200-9119

Billing Inquiries: 801-739-9480

E-mail: lakerockportestates@gmail.com

Happy Holidays to all and welcome new Lake Rockport Estates' residents and owners to our friendly little community. We hope you are enjoying the mountain. Don't be surprised when others waive as you pass by. This newsletter contains a few topics about living here but we also recommend visiting the website for more information.

Invoicing Confusion

For those that receive invoices from the POA via email, you may have experienced a little confusion due to the summary balance that's displayed in the email. Many owners received multiple invoices. One was for the 2022 Annual Dues which included the new assessment for the well project. The other was for this past spring's back flow inspection, any back flow repairs and water usage. QuickBooks carries the balance forward in the summary. For some, it made it look like they received two invoices for \$1000+ each. This is not the case.

Open the invoice attached to each email. There you will find what the charges are for and how much. Hopefully, this helps clarify the confusion.

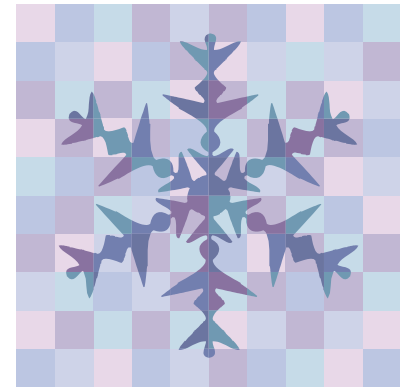
2021 Annual Meeting & Proxies

The Annual Meeting was held this past summer on Saturday, July 10, 2021 in Wanship and via Zoom. Thank you to all of those who attended.

Aside from reviewing the annual financials and the previous year's minutes, most of the meeting was spent discussing the new well project and distribution lines (see articles for updates). Other topics discussed were the road grading/mag that had occurred, the gate and a future clean up day.

The entire subdivision's roads were graded except for some of the circles. Mag was applied to all the primary roads. The grading and mag were broken up into smaller projects because of the amount of water it takes to do the projects. We did not want to deplete the holding tank during a drought and high fire danger. It took approximately 84,000 gallons to complete the project.

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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.

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The community's electronic gate experienced some issues for several months at the beginning of the year. The association had several technicians from multiple companies come up to try and fix the gate, but to no avail. Even the manufacturer wasn't sure why it wasn't working. It's a commercial gate with plenty of service life left. Finally, a technician from Crawford Doors was able to get the gate up and running. He didn't necessarily do anything different from the other techs, but it's was now working.

However, the amount of traffic going in/out depletes the batteries to quickly causing the gate to time out. New, larger chargers have been ordered. This should address the issue.

The membership showed interest in hosting an annual clean up in the fall. Unfortunately, schedules became busy and we were unable to coordinate a dedicated day. However, you can still volunteer and work on your own. There is always the perpetual garbage pick-up that needs to happen around the dumpster/parking area. Other projects include brush getting cut back from the road, street signs and boards need sealing and signs/posts installed. If you'd like to volunteer for these projects or have other ideas, please contact Alan Lindsley for supplies.

We had three board positions open on this year's proxy. Alan Lindsley, Steve Sady and Dolly Gorham, whom have all previously served on the board, re volunteered. Thirty-one proxies were turned in. Alan received 30 votes, Steve 28 votes and Dolly 24 votes. There were 6 write-ins votes for Rosemary Carroll.

New Well Project Update

As announced last year, Lake Rockport Estates is in need of a new well. This is due to several factors but mainly, increased growth/demand compounded by extreme drought.

The well site study has been completed. Lucky, it was determined that the best location to drill the well will be on the large parcel of land the association purchased about five years ago. This land is located downhill of Rockport Blvd, between the road and power lines going towards the lake. Currently, the engineers are estimating that the new well/test hole will be drilled in February.

However, there is a lot of infrastructure work that must be completed, in addition to, the new well before it's up and running. The association will be installing a new road, running high voltage power, building a new pump house with perimeter fencing, a new communication system and a new filler line to connect the well to the existing water system. The filler line will go 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.

The loan for the well is in the last phase of review with the federal government. Once final approval of funds is granted, the project can go out to bid. When the bidding process is completed, a timeframe for completion will be established.

Originally, the engineers estimated the project would be around \$1M but as the project has progressed, it's now estimated at a little more than \$3M. That's just for the well and infrastructure previously mentioned. There will also be additional expenses in operating and maintaining the new well. There will be an increase in utilities, water testing, road maintenance, taxes, insurance, etc. Between the new well loan payment and operational/maintenance expenses, it's estimated each lot owner's responsibility will be \$475 per year. This will be in addition to the Annual Dues. Once the well project is completed, in



Contacts

Nachi Fairbanks, President
801-971-1693
hidesrt@gmail.com

Greg Warner, Vice President
801-750-2745
gwarner@uolf.org

Steve Sady, Treasurer
801-243-2473
rssadyap2@gmail.com

Alan Lindsley, Mountain Manager &
Board Member
801-560-7021
lindsley@hughes.net

Dolly Gorham, Appointed Board
Member
801-671-5642
important_accessories@yahoo.com

Jayne McWidener, Accountant
801-739-9480
lakerockportestates@gmail.com

operation and final numbers in, the amount will be adjusted accordingly. The increase in dues is effective immediately and will be added to the 2022 Annual Dues invoicing.

Distribution Lines Update

While planning the new well, the engineers have also been working on the remaining portion of the distribution line project. Currently, they are estimating it will cost upwards of \$5.5M. Like the new well project, there are additional expenses in the operation and maintenance of a year round water system. The board is currently in the process of estimating those additional costs. Once those costs have been determined, it will be presented to the membership for a vote. This is a very complicated project. The board wants to get it right.

The distribution lines are the last part of the water system that needs to be replaced which would enable the system to be operated year round. It's also the largest and most expensive part. Sections of the distribution lines have already been replaced (from the top of Rockport Blvd to Aspen) and another section (Aspen to the mid mountain pump house) will occur with the new well project, but there are still miles of distribution lines that need to be replaced.

Many have asked if the sections that have been replaced can be left on year round while shutting down the sections that have not. The answer is no. The water system is intertwined. It is not cost effective and would be difficult to isolate the system. As well, the system is classified as seasonal with the State and does not qualify for year round use.

Water Meters & Water Usage Rates

The sale of new water meters had been temporarily suspended. This is due to water supply issues. The suspension will remain in place until the new well project is completed.

During this time, the board is working with the Rural Water Association in determining new rates for water meters and water usage. Once the prices are adjusted, it will be announced. It's expected to have this information by spring.

Architectural

Like many parts of Utah and around the country, 2021 was a busy year for land and home sales. We had about 45 properties change hands in Lake Rockport Estates.

Home building did slow but that was expected because the sale of water meters is temporarily on hold and a meter is needed to be able to build. However, lots with existing meters are able to build. There were five houses that started construction this year. Two garage projects and one house have been approved, but will not start construction until next year.

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, visit the web site where you'll find the Architectural Guidelines and other construction related documents. If you have any questions, please reach out to an architectural committee member.

Parkview Electric Project

"Many people have been wondering what's been happening with all the digging this summer on the south side of the mountain. It all started a few years ago when one lot owner on Parkview decided to try to get her fellow Parkview landowners, all of whom did not have permanent power to their lots, to work together to achieve a mighty goal. She worked endlessly. She wrote many letters and emails and made phone calls over several months inviting each lot owner to be part of a community electric project so all could afford to have electricity brought to their respective lots.

Over the past few years, various lot owners on Parkview had approached Rocky Mountain Power personally to find out how much it would cost to bring electricity down Parkview to have power to their lots. Each of them found out that it was a phenomenal amount that was far above the liability that they could take on and still afford to build. So when that one lot

owner reached out to propose encompassing all these lot owners as a community, most of them saw the value and were eager to participate. But the project was still costly and out of reach for some, as not all the lot owners on Parkview were willing to help, even though they would benefit from the project.

Determined to find a solution, this group got creative! One of the participants also owned a lot on Sage above her Parkview lot, and the two lots shared a lot line straight down to Parkview. With Rocky Mountain Power's help, the group mapped out a significantly shorter route, tying into existing transformers on Sage and down the two lot lines using the established utility easements. This new plan greatly reduced the cost of the project and brought it into an achievable price range.

Like all projects, it is necessary and prudent to get approval from the Lake Rockport Estates POA Board. The proposal was presented to the POA Board, and because it was unprecedented, there was much discussion. Once the Board was satisfied with the plan and the information presented, it gave the project approval to move forward.

The project was now in the hands of the participating community owners to come up with the money and they gathered many times, even using Zoom & conference calls because Covid-19 hit, to discuss how to proceed.

Equipment was rented, borrowed, and donated. Fire measures were adhered to. The digging was done as quickly as possible not to hinder ingress and egress along Sage or Parkview. The members were prepared and worked hard, even though the project was bigger than expected. But "Hooray", the digging is done.

The project is in its final stage. It is in Rocky Mountain Power's hands. Rocky Mountain Power has pulled the lines and set the transformers but are waiting on parts for the final hook ups. As with any project on the mountain, time is of the essence. If weather permits and time is kind to the project, the hope is to have it completed before snowfall.

This project was unprecedented for sure! But the greatest reasons are how it brought together neighbors who did not know each other and how everyone who participated worked hard to make this project a success. Some brought equipment, some brought brawn, and others brought food, humor, and gardening techniques. Everyone faired the extreme heat just barely escaping heat stroke as this year was hot one for sure!

Extra kudos goes out to the ones that helped even though they didn't own their lot anymore making up for some of the non-participants. Thank you soooooo much!!

Mailboxes

Mailboxes are no longer installed by the United States Postal Service. It is now the POA's responsibility. The association installed two stacks of 16 boxes a couple years ago. Due to the increase of people moving to the mountain, the need for more boxes was anticipated. Additional stacks were ordered and the contractor lined up, but unfortunately the boxes have been in limbo as to their arrival with no confirmed delivery date. Once they are in, the contractor is ready to get them installed.

To get a mailbox, you do need to have a house in the subdivision. Mailboxes will not be sold to vacant lots. It's a one-time fee to purchase a box. It's a pass through cost and will be determined once the mail boxes are installed, but expect about \$150.

If you sell your home, the mail box goes with the house like it would if the box were on your home. However, there is a lock change fee, currently \$45.

Dumpsters

The parking lot/dumpster area is the gateway to our community. This is what members and their visitors see when they first enter the mountain. Lately, this area is strewn with garbage. A lot of people continually volunteer to pick up garbage but it has become an endless task. Please do your part to help keep this area clean. Never put garbage on the ground and close the dumpster's lids.

The garbage dumpsters are for household use only. The mountain is experiencing some issues with people putting commercial garbage, construction debris, branches, leaves, grass, appliances and/or large items that need to go to the landfill in the dumpsters. Never put garbage on the ground. Garbage left on the ground will never see the inside of the dumpster. It's not the driver's responsibility to clean up the garbage and place items in the dumpster, nor will they.

If the dumpsters are full, please refrain from placing your garbage on the ground. Wait till the next garbage cycle. Garbage day is every Tuesday and Friday.

The dumpster area is not a recycle area for your used appliances, furniture and other unwanted items. As much as you think your neighbors may want these items, this is not the place for that. Never place items or garbage on the ground. Take it the proper donation center or on Facebook to be picked up at your property or delivered by you.

There is a burn pile for natural vegetation from the mountain located north of the parking area. It is not for contraction debris, pallets, vegetation from outside of the community, old furniture, etc.

Each homeowner pays directly for garbage service to Republic Services. The allotment per house is 65 gallons per week. The three dumpsters should service up to 149 houses. There are approximately 130 houses on the mountain which means there is enough dumpster space for now. Keep in mind; not all of the houses are full time residents. So when the dumpsters are constantly over flowing, it's because they are being improperly used. The County will not allocate more dumpsters.

Unfortunately, improper use of garbage dumpsters occurs fairly often, not just in our community but around the county. As a result, Summit County passed an ordinance to fine those in violation (Ordinance 834-G). The first offence is a \$250 fine. The second is a \$500 fine. The County needs proof of the violation; picture of the improper use, the person/vehicle committing the violation and a picture of the license plate. This is enforced through the Public Works Department.

Speeding

The speed limit is 18 MPH. This goes for all vehicles; cars, ATVs/4-wheeler, side by sides, dirt bikes, motorcycles, anything with wheels. Night time included. 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 road.

Trespassing

The board has heard from several members concerned about people cutting through neighboring properties. The lots within Lake Rockport Estates are privately owned. All property owners have a right to access their property via the roads. This does not grant people the right to access other properties though. Unless you have permission to access the land, please do not do so.

WINTER TIME USERS

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.

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.

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