

Weed issues and fines.

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To: Mark Page <markp@waterrightconsulting.com>; Jared Edwards <jebigo@gmail.com>; Bob Conner <bob@apsguards.com>; Daniel Allen <daniel.allen@usu.edu>; Curtis Steele <cwsteele73@gmail.com>; Rick & Bonnie Seastrand <seastrandrandb@hotmail.com>;

📎 1 attachments (410 KB)

Weed notice 7.14.16.docx;

Dear Board Members,

I will not be in attendance at the Board Meeting Friday evening. Here is my weed report.

Judy and I have clear the thistle on Poloni (6), Obachin (66), and Roger's (77) as agreed. Rogers turned out to be horrific in the inner area. It was every bit as bad as last year's Jensen (9) issue - just not as large. They should be billed \$200 for the removal. Also, there are large two patches of thistles near the intersection of Nelson (21), Sorensen (20) and Rogers (77) and Pettit (76) lots that must be removed. I am not sure on the property lines, but probably all but, Pettits should be involved. They should be notified (see fine list) and arrangements made to get them together to determine whose property the thistle infestations are on. My guess is Nelson, but it could be Sorensen (not Rogers or Pettit).

PLEASE get these fines out and followed up on ASAP. Then I will inspect again mid-September with another and, in some cases, I am sure, second time fines for the same thistles. We did gain ground last year on the weeds, but we lost it in many cases this year by not getting on them (weeds and members) earlier. You will need to get individual fine letters out and remind them that they must still get the thistles removed ASAP before the additional fines are levied.

I am requesting that the Board consider a special fund where all weed fines go and that they be ear-tagged for weed removal as needed (the common areas - particularly on the east downhill side of the road above Frandsen's place and the common area on the west side of the hill above that. Members will be ticked-off to be held accountable and fined for thistles on their lots when the Board hasn't taken care of the weeds on the common areas. This fund would pay for spraying in the spring and early summer and then cutting where necessary on those common areas later. Please consider this as a request for a motion and action by the Board.

Bonnie please process a check for \$350 to me for lots 6, 66 and 77 - or you can reduce my assessment by that much, as you determine best. I will consider removal on other lots for \$100 each except 4 \$200, 34 \$400, 35 \$250, 58 \$150. The Sorenson, Nelson Pettits mess \$250. Reminder, at this late date I can't remove the heads or weeds without spreading the seeds. All I can do is weed eat to cut them down and minimize those heads that are still maturing.

Thanks

Doug

Respectfully yours,

Your Aspen Cove HOA Board of Directors

Aspen Cove Thistle Fines - August 15, 2017

Lot #	Infestation	Fine	Notes
4	Serious	\$250	
7	Moderate	\$200	
8	Serious	\$250	
9	Moderate	\$200	
20	Serious	\$250	(eastern edge back of Pettit -21)
21	Serious	\$250	(lower edge back of Pettit - Lot 20)
24	Moderate	\$200	
32	Moderate	\$200	
34	Serious	\$250	
35	Serious	\$250	

36	Serious	\$250	
46	Moderate	\$200	
47	Minimum	\$100	
58	Moderate	\$200	
59	Moderate	\$200	
67	Moderate	\$200	
68	Moderate	\$200	
76	Moderate	\$200	
89	Moderate	\$200	
<p>Less concerning but with thistle needing removal</p> <p>16, 37, 50, 54 57, 91, 92, 62,124, 123, 134</p>	<p>These lots are on notice to remove thistles to avoid fines in September</p>		

Date: 8/15/17

To: Aspen Cove Association Members

From: HOA Board

Subject: Thistle violation fines

Dear HOA Members,

Many of you have been up to your lots and cleared the thistle weeds as requested in our earlier letter.

Thank you for your help with this important ongoing process. If we are vigilant with the clearing we

can get continue to get a significant reduction in the weeds over the next couple of years.

That said, we have made a thorough inspection of the lots to see where we still have issues as of today,

August 15, 2017. The inspection identified lots where there are enough thistles on the property to cause a reseeding concern for the property and neighbor lots in the area. Remember, even a single thistle allowed to go to seed can result in hundreds of more thistles the next year – on your lot and your neighbors lots. Unfortunately too many members have left the weeding to late and we now have thistles that have gone to seed and are wind blowing across the development.

As you were communicated to, had a contractor offer to remove the thistles last month. Only a couple of members utilized this service. Some requested the service recently when it was already too late to spray or even dig the weeds without spreading the seeds further.

Therefore the following is a list of lots whose owners are now, in accordance with the CC&Rs, Section 9

" SECTION 9:1 The Owner of each Lot shall maintain the structures built on any building lot and any landscaping thereof in a neat and attractive manner.

(a) Noxious Weeds. Each lot Owner is responsible for the control, prevention, and removal of any State identified noxious weeds on their property. If the Owner or person in possession of the property fails to take action to control or prevent the spread of noxious weeds, following notification of the violation by the Board, within the time limit (not less than 30 days, then notice shall be given to the Carbon County Weed Control Board and fines shall be imposed on the lot Owner from the Board of Directors according to the fine schedule within this Declaration.

Pursuant to Title 4, Chapter 17 *et seq.*, of the UTAH CODE ANN., as amended, the County may enter the property, without the consent of the Owner or the person in possession, and perform any work necessary, consistent with sound weed prevention and control practices, to control the weeds. Any expense incurred by the County in controlling the noxious weeds is paid by the property Owner of record or the person in possession of the property, as the case may be."

The following lot owners are hereby fined for the thistle violation and are required to remove current thistle seed heads/plants immediately. Another round of inspections will take place in mid-September and additional fines will be assessed where lots have thistle at that time.