

April 2021

ASPEN COVE NEWSLETTER

A WORD FROM OUR ASSOCIATION PRESIDENT (Dan Allen)

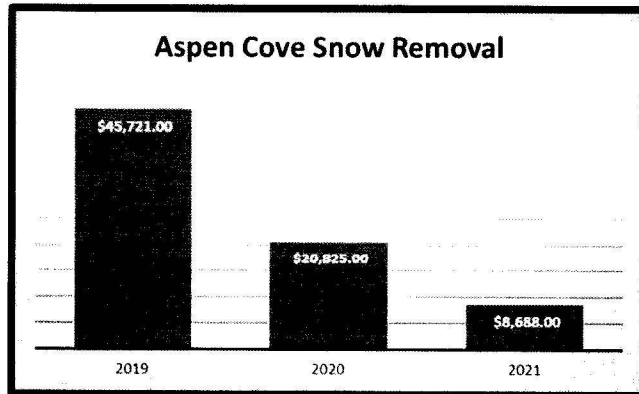
I just glanced back at my message from this time last year (April 2020), and found that history has repeated itself... "Spring is struggling to make an entrance here, as winter hasn't surrendered yet. This morning (April 16) we awoke to a fresh blanket of snow, covering what had been mostly bare ground."



Today, April 14, 2021 the snow returned after several days of 50–60-degree temperatures. I am sure it won't last long, but this recurring pattern reminds us of the fun of spring in the mountains of Utah.

As I am sure you have observed, this has been a relatively mild winter,

which is a double-edged sword. While mostly unfavorable, the light snow year was also light on our association budget. The numbers are illustrated in this chart. 2019 was a "budget-buster," 2020 landed right on budget, and 2021, will allow us to increase our reserves.



On the negative side, we are unlikely to fill the reservoir. It currently sits at 50% of capacity. With the low snow-pack and projected spring runoff, 70% full at peak is about the best we can hope for. We are fortunate that the reservoir began the season full, due to the prior two years, otherwise the outlook would be bleak indeed.

Looking ahead at a few key events and dates:

Annual dust control chemical treatment is scheduled for Thursday June 3. Plan on avoiding use of roads in the subdivision that day.

Plan on spending part of the morning of Saturday June 26 for a special opportunity to meet and greet your neighbors while giving our common facilities a spring cleaning. We hope for a repeat of the very successful community activity we had in August.

FINAL REMINDER – CHOICES WITH YOUR ANNUAL PARK PASS

As explained in the annual meeting video and repeated in the “Special Notices” bulletin sent in February, you now have choices with regard to the annual park pass which the association will purchase for you this month (April). Although you have previously been assessed for an “All Parks” pass at the now standard rate of \$100, you may receive a credit on your account if you qualify for a “Senior All Parks” pass, which is \$50 per year. The third choice is a “Scofield Only” pass, which is \$75.

IF YOU DO NOT COMMUNICATE A PARK PASS CHOICE, YOU WILL BE GIVEN THE \$75 (SCOFIELD ONLY) PASS BY DEFAULT. *This is the lowest-cost pass that everyone qualifies for.*

Many have submitted choices through the survey provided with the annual meeting video. For those who are OK with the default choice of the Scofield Only pass, you don't need to do anything. If you prefer a different choice and have not previously communicated that choice, do so by sending an email to board@aspencovehoa.org

The cutoff to communicate a choice other than the default, is Friday April 23.

CARBON COUNTY PROPERTY TAX REDUCTION INITIATIVE UPDATE

*Hello Aspen Cove neighbors and friends. Spring is a great time of year at Aspen Cove and brings rebirth to everything that has been dormant during the winter. We on the other hand **HAVE NOT** been dormant over the winter but have been working hard with the **PEOPLE OF CARBON COUNTY COALITION TO LOWER PROPERTY TAXES.***

We are all part of a large brotherhood and sisterhood of 6100 parcel owners in the unincorporated area of Carbon County that have been forced together by the unfathomable tactics of the Carbon County Commissioners and their 733% Unincorporated Services Property Tax increase. These tax increases are identified and have been earmarked to cover such expenses as County Sherriff, Range Fire Control, General Fire Services, Search and Rescue, Building Inspection, Planning and Zoning, Animal Control, Street Lighting, Predator Control, Class B Roads and Highway Maintenance.

As we all are very much aware, Aspen Cove receives very little to none of the above services that we are being tax levied. When the current Carbon County Commissioners were questioned about the quality and level of services at Aspen Cove last summer they responded with "YOU GUYS HAVE THE GREAT DUMPSTERS AT THE MARINA".

The People for the Carbon County property tax initiative have decided to initiate and retain an attorney to Amend and Redraft Resolution 2019-09 to Decrease the 2020 certified tax rate that exceeds the 2019 certified tax rate for the Carbon County Municipal Service Fund at a new tax rate of .000625; original estimated rate .002625 (.002625 is a 733% increase). Funds have already been raised and donated in the amount of \$2000 for the initial attorney retainer and a controlled auditable account established specifically for this purpose has been set up at the Utah Power and Light Credit Union on 100 West and 200 North in Helper Utah.

When the new initiative passes and is incorporated it will result in a significant reduction of current unincorporated Carbon County Property taxations by approximately 25-30%.

In order to continue to fund this activity additional funds are required:

Planned events:

Picnic in the Park -May 15th Spring Glen Park- Food , Games , Activities-
Proceeds donated to Taxation Defense Fund.

Garage Sales Sutherland's Price City Parking Lot -June TBD date taking
Donations first week of June Bob Ballantyne s cabin garage . Proceeds donated to Taxation Defense Fund.

WHAT CAN WE DO TO GET MORE INVOLVED AND HELP?

- 1) Join the **PEOPLE FOR THE CARBON COUNTY PROPERTY TAX INITIATIVE** Facebook Page. You must be invited to join. Current updates and information relative to the tax initiative and legal resolution progress is posted and noted on this Facebook Page on a daily and weekly basis. Contact Cheryl Lupo to join 435-650-4202
- 2) We need a bit more financial backing to sustain the redraft of the Resolution and fend off any opposition that may come our way from Carbon County. We will prevail in the end as we have justice and the voice of 6100 very frustrated property owners on our side. **We would welcome any financial contributions from ASPEN COVE RESIDENCE in the range of \$100-\$250 from concerned property owners who would like to see the current** Carbon County Administration better understand that the GOLDEN DUMPSTER at Scofield although appreciated isn't quite worth the collective hundreds of thousands of dollars of property taxes we are being assessed. **Please send any and all financial contributions to:**

UP&L Credit Union

PO BOX 120

100 West 200 North

Helper , Utah 84526

Please contact Cheryl Lupo at 435-650-4202 if you prefer to submit your donation electronically through VENMO .

Thank you for all those who choose to provide support either financially and or with attendance and or donations to the picnic and garage sale. Our future and our children's / grandchildren's future can be much brighter with years of potential savings to be had with lower taxes!!!!

Bob Ballantyne

Aspen Cove

Property Tax Reduction Focal

SECURITY

Our first priority is to keep the community and its residents safe. We have had a few "co-owners/owners" request gate codes. As a reminder, your personal code never changes unless requested and the software system we use only allows 1 personal code per lot. Please be aware that you can use your personal code or the community code that we change periodically. If you are a new owner of a lot/property, you will need to verify your ownership through Bob Conner or Bonnie Seastrand before any codes can be changed. bob@apsguards.com

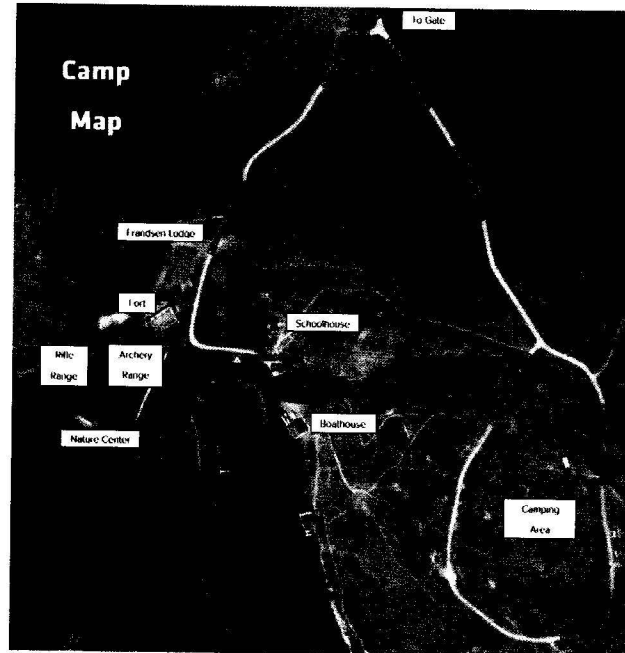
In Aspen Cove one of the biggest concerns is trespassing. We have locks on the gates at the front and back of our subdivision and they do a pretty good job at allowing only property owners in. Often, we find someone has left the back gate completely open while they ride their ATVs and this causes numerous security concerns. We even have had people cut off the lock, so they don't have to be inconvenienced with opening the gate. Please if you use the back gate, close it and relock it up.

In addition, there are also some gates belonging to other property owners in that area. We do not have permission to go through their property to get to those gates, nor do we have rights to cut the wire off and leave them open. Please respect our neighbor's property to avoid them complaining about our member trespassing.

UPDATE ON OUR NEIGHBORS (former Boy Scout camp)

As many of you might know, the former Boy Scout camp is under new ownership. Wave Crest

Development LLC. has acquired the camp and some adjacent properties. (not a part of Aspen Cove) In a few discussions with the new owners, they mentioned their intentions are to develop the property as a corporate retreat for their company use. It will include upgrading the camping/RV sites and potentially adding some cabins, a bunkhouse and a training center. They are planning to remove a few structures on the property this year.



LOT/CABIN OWNERS...AND CO-OWNERS

There has been lots of activity the past 12 months in Aspen Cove with regards to buy/sells and co-ownership of properties. If you are selling your property or adding a co-owner, please have them contact Bonnie Seastrand so she can update the contact list. This will include adding their name and contact information to the directory and the Aspen Cove site map. This will also allow us to get the code updates to all of the owners. As a reminder, there must be proof of ownership sent to Bob Conner or Bonnie Seastrand for validation before changes can be made. seastrandrdb@hotmail.com