

ASPEN COVE NEWSLETTER

FEEDBACK AND UPDATES FROM THE BOARD

- ❖ The water leak that had been hiding all winter has finally been resolved. This water leak was impacting a number of areas including the power bill due to the pump running 24/7, the water tank levels draining to near empty quite regularly and just general overall concern by most residents. We are happy to report that although the leak was on a resident’s property, it did not cause any damage to a residence. It was due to a water connection getting broken, most likely by a snowmobiler going through the property.
- ❖ Snow removal update from Dan Allen: “An Extraordinary Winter”

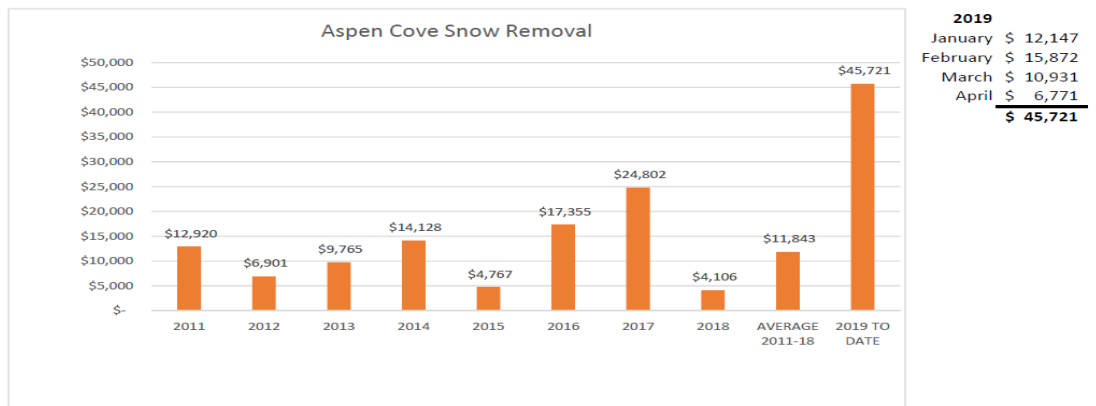
Mother nature blessed us with an answer to prayers for winter moisture with an historic and budget-busting snowfall. For Aspen Cove, the average expenditure for snow removal for the eight years prior to this one was \$11,843. This

year so far (January through April) we have expended nearly four times that amount (\$45,721), and we still have the November-December

snow to contend with before the year is complete.

This has been good news for the reservoir, and the many residents who have taken advantage of the abundant snow, with their snowmobiles, skis and snowshoes.

On the flip side, we will have to deal with the financial impact on the association’s budget of this most unusual year. First, it is important to remind everyone that keeping the roads open during the winter is an obligation of the association. It is a commitment made to every owner and is set forth in the CC&R’s:



2019	
January	\$ 12,147
February	\$ 15,872
March	\$ 10,931
April	\$ 6,771
	\$ 45,721

SECTION 11.18 Intended Seasonal Use of Property. It is intended, that roads will be plowed when snow-covered. However, additional assessments may have to be made to maintain the roads under snowy conditions.

So, an additional assessment for snow removal expenses is almost certainly going to be needed to assure the financial health of the association. This will be on the agenda of our June homeowners meeting/work party.

- ❖ *Annual park passes will be issued in May. As a reminder, the park passes are part of Aspen Cove's agreement with the State and they are also included in the HOA annual fees. Each property will receive 1 annual park pass, for each owned lot.*
- ❖ *CCR's: I think most of us enjoy the great characteristics of Aspen Cove. In fact, that may have been a determining factor when you decided to build your dream cabin here or purchase your building lot. Part of what protects the community and allows there to be order and accountability, is the CCR's. They were designed in the beginning to help protect the properties and establish some common rules that would also provide safety for people, property and your investment. If you have any questions regarding the CCR's they can be accessed on the Aspen Cove website at www.aspencovehoa.com*

Aspen Cove Security & Website

- ❖ *This Winter was also rough on our camera system, but I am happy to report that our cameras are back up and running. We now can monitor our front gate and the common area. I am attempting to find a way to have these cameras viewable on our HOA website. This will help property owners to be able to go online and check weather and road conditions, at least at the gate, prior to coming up.*
- ❖ *There also has been a lot of work done on our website, www.aspencovehoa.org We have added a calendar of events for all to see. It is listed under the Home drop down list on the main page. Posted on the calendar will be our Board meetings, Scofield Days and any/all events that our members wish to have entered.*
- ❖ *We also have added all our Agendas and Meeting Minutes for current and prior Board meetings. This has been a task getting all prior ones scanned and uploaded, but we wanted these available to property owners. Please take some time to go online and view our website and give us any suggestions you may have. It is a work in progress.*
- ❖ *We are also adding a section soon that will allow all owners to update their information for the community. Often lots sell or get*

passed on and the Association has no way to contact the current owners. We are attempting to make this an easier process.

MONTHLY BOARD MEETING UPDATES

- ❖ *The board continues to meet monthly to review budget items and update progress with agenda items. This year Dan Allen is the president and as a fulltime resident in Aspen Cove, he has been very dedicated to the job. Being onsite all the time, it offers a great perspective for us all. If you need to contact a board member for anything, feel free.*
- ❖ *We are currently working on a system to archive processes and procedures, so it will be easier for future board members to locate important information such as gate operations manuals, pump house information, winterization of the recreation area, etc.*
- ❖ *We meet monthly so if there are items you feel need attention, feel free to let us know.*

ITEMS ON THE AGENDA FOR 2019

- ❖ *We are continuing to assess the projected future need for water pump updates. Mark Page remains on this task and is working with the Erkillas to monitor the situation and have a plan for the future so we will minimize interruptions. As an aside, the adjacent community next to us has been without water for the last couple of months due to an unresolved issue. The board is also considering the purchase of a portable generator that would help keep the water running when we experience the recurring outages in Aspen Cove and the Scofield area. So we are THANKFUL for the Erkillas and Mark who continue to protect the water system.*
- ❖ *Front gate beautification plan. This torch is being carried by Bob DalPonte. The front gate area has been a little neglected over the years and continues to deteriorate. The goal is to use some of the time at the June work project meeting to help get this going. The*

overall goal is to make the front gate area a bit more appealing and welcoming to Aspen Cove. This is something we will all appreciate and be able to enjoy.

- ❖ *As most know, the tennis and basketball courts need to be resurfaced. You may recall the basketball court was vandalized and damaged shortly after the last repair. We are still in the process of procuring a company to repair the surface.*
- ❖ *Summer road maintenance is scheduled for the first week of June. Aspen Cove roads will be closed for Mag Chloride application June 4-5.*
- ❖ *Concerning our underground culinary water supply, we have had several problems this past year. In an effort to locate the source of our loss of water, it was decided to replace the check valves on each of the well water lines. Because of the cold temperatures and the pressure at the pump house, when attempting to replace these valves a section of the line running to the water tank broke. It was discovered that a section of the schedule 40 pvc pipe rather than schedule 80 pipe was installed when the system was built. This tremendous water break sprayed all over the electronic equipment that operates our water supply. The damage has been assessed and replacement equipment has been ordered and should be installed in a few days.*
- ❖ *During this period, when we could not locate the water leak, our pumps have labored very hard and run many hours more than would normally be required. This wear will eventually take its toll. You may remember, the 5 hp pump is the original pump installed in the first well and has served us very well. But it will not last forever. This has resulted in a sizable increase in our monthly power bill.*
- ❖ *We would again remind you to be very careful if you mix sprays to help control the weed on your property. Do not let your water supply (hose) come in contact with these chemicals. Always thoroughly clean your hose outlet when you have finished. Also, if you have horses on your property, do not leave the hose in the water trough, or standing water in your yard. If, for any reason negative pressure occurs in our water supply line it can draw this*

contaminated water back into our drinking water lines. We must be vigilant in protecting this precious resource.

- ❖ *We would also encourage you to install a small vacuum breaker on your outside, frost free hydrant(s). They can be purchased from your local hardware or plumbing supply dealer. This will also help in alleviating the possibility of contaminating our drinking water supply. Thanks for your very best efforts in this regard.*

PRECAUTIONS and SUGGESTIONS

- ❖ *Thistle and weed control: This year we anticipate the Thistle weed to be strong. These weeds seem to grow rapidly and are difficult to control once they get out of hand. As most know, each property owner is expected to have all Thistle weeds completely removed. This is an effort to protect all of our properties. Allen Rowe will be in charge of inspecting properties this year and sending out reminders if there are properties that need attention. We know that many of you aren't up there on a regular basis, so hopefully this is helpful.*
- ❖ *Respect each persons' "private property". Snowmobiling, atvs, hiking, biking.....if you are doing this anywhere but the main road, you are most likely on someone else's property. Problems can occur when this happens, including damage to the property, vegetation and the potential of unseen obstacles and potential hazards. This can include damaging water valves or other items on the property. Please help insure that trespassing on others property is mitigated by making your guests understand the rules and the reasons for the rules.*
- ❖ *Architectural committee. Just a friendly reminder that part of the governing rules of our HOA is to have prior approval before modifying structures or property in Aspen Cove.*
 - *Changes to properties need prior approval. Please contact Rick Seastrand to begin the process. The CC&R's explain when and what is needed if you make changes, updates, or additions to your property. This also includes fencing and plantings on your property.*

PLEASANT VALLEY DAYS

As you might already know, each year the Pleasant Valley Days is held in Scofield. It is a fun time for family which includes a breakfast, parade, games, fireworks, etc. The festival will be July 5th and 6th this year and you can access full details at www.pleasantvalleydays.com

PRACTICE TIPS AND SUGGESTIONS

Some of us are new to the community and might appreciate the institutional wisdom from those that have made the mistakes before us 😊

- ❖ *We have a number of practical items you might appreciate. We will plan on having copies to hand out at the June meeting if you would like one.*
 - *There is a “Guest Checklist” for visitors to the community. This can be helpful if you are allowing friends to stay at your cabin. It’s also something you can email before they arrive.*
 - *If you are curious who your neighbors are, we have a community map that has properties outlined along with the property owners name.*
- ❖ *Just a reminder, MK Erkkila L.C. gives frequent updates on the conditions in Aspen Cove if you connect with them on Facebook.*
- ❖ *Water runoff. A culvert can really help direct water to where you want it to go. Specifically helping to minimize erosion at driveway entrances. If you have questions or would like one installed, The Erkkila’s offer some of these services.*
- ❖ *If any of you have tips, advice or ideas....please let us know and we will include them in the quarterly newsletter.*

UPCOMING OPPORTUNITIES FOR THE COMMUNITY

- ❖ *Community service day is scheduled for June 22nd. “Many hands make work light.” Last year we had a good showing by the residents, thank you! This year’s meeting will be similar beginning with a few projects in Aspen Cove, followed by a picnic and a brief update and discussion on the association business.*
- ❖ *If you have any youth groups, etc. that would like to be apart of a service project in Aspen Cove, please contact us so we can help coordinate.*

