

October 2022

ASPEN COVE NEWSLETTER

A WORD FROM OUR ASSOCIATION PRESIDENT (Dan Allen)

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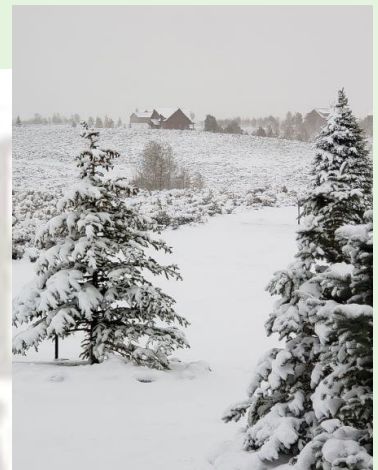
The Change of Seasons in Aspen Cove. The fall colors have



October 7, 2022 – Aspen Cove

been brilliant. I hope you have had a chance to visit recently.

I looked back at last year's October newsletter and found this reminder that winter is probably just around the corner.



October 19, 2021 - Aspen Cove

Important Announcements and Reminders, Effective November 1:

- *Gate code for front and back gates will change to 7632 (SODA)*
- *Boats must be removed and stored for the winter (CCR 11.16(b))*
- *No trailers may be towed on roadways between November 1 and April 1 (CCR 11.18)*
- *All vehicles traveling on roadways during snow conditions must be equipped with 4-wheel drive (CCR 11.18).*

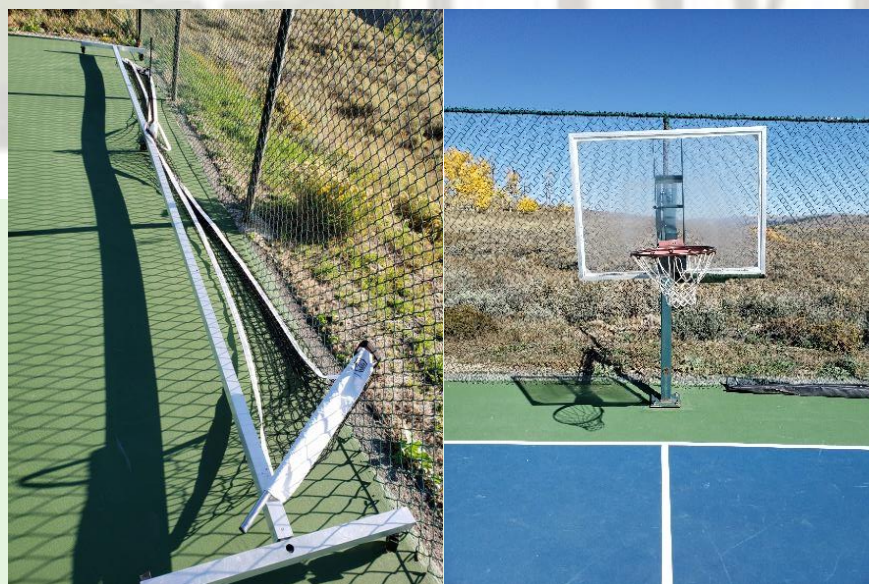
Last winter we had multiple road blockages by vehicles that had no business traveling on our roads in winter. "If an individual attempts to operate a non-4-wheel drive and/or trailer during the specified non-permitted times, the operator takes on all financial responsibility for any accidents, damage, blocked access, destruction of roadways, etc. and is subject to fines imposed by the Board of Directors. Owners shall inform all guests of these requirements." (CCR 11.18)

Annual Assessment Billing December 1. The State Parks tossed us a curve ball by changing their procedure for annual park passes. Current year passes will expire December 31. Thus, we must purchase passes for next year in December rather than April. In order to make this possible, we will send out billing one month earlier than normal.

I Wish I Didn't Have to Write This Section. July's newsletter featured photos and a description of the effort and expense that went into restoring our courts to nearly-new condition. The addition of pickleball was a bonus.

Unfortunately, within a few weeks after the completion of this project, a presumably small subsection of our community and/or visitors began to misuse and abuse the basketball/pickleball court, baskets, and the portable net. Large rocks were dropped and left on the court, damaging the surface (bottom right); both baskets have been lowered, damaged and are now hanging crooked; the gate has been left open; and the net has been left in various positions of disassembly.

The following are a sampling of how the court has been left on various recent days. I took the bottom center photo today (October 10)





I hope this disgusts you as much as it does me. I have put the portable net back together multiple times, and Scott Jarrett has removed the rocks and trash left in the trash can, and made repairs to other equipment, but we can't easily fix all the damage that has been done. Furthermore, as unpaid volunteers serving the community, it is pretty discouraging to, time after time, clean up after people who don't seem to mind leaving messes or inflicting damage, then walking away.

For now, we will put the equipment away and lock the courts for the season to prevent further damage. We will discuss this problem and the costs to make things right again at our annual meeting in January.

Caring for the recreation facilities, the roads, the water system, the gates, the front entrance, the finances, and all other aspects of this community cannot fall exclusively on the shoulders of just a few individuals. Aspen Cove belongs to every owner. Hopefully as a community we can come up with plans to make this work better next year and into the future.

WEBSITE and SECURITY

Gate code change: The new code as of November 1st will be 7632 (SODA)

FRONT GATE ENTRANCE: #7632

FRONT GATE EXITING: The gate will automatically activate to open when a vehicle crosses over the ground switch. This is designed to also work with ATVs, UTVs and the like.

BACK GATE LOCK: 7632

The President of our HOA has already addressed some of the recent damages done to **OUR** community. He also explained how we are a volunteer Board and how our countless hours are spent on the behalf of **EVERY** resident.

I own a security company and we perform security at hundreds of HOA communities across the State. Each community has a property management company in charge of their location. If you wonder why we don't have a property management firm, let me explain.

Several years ago, our Board looked into outsourcing this. This would take over the responsibilities off the Board. This would entail someone to monitor the community wells constantly, the water distribution system, water tank's required monthly tests, mandatory reporting to the State, road maintenance, snow removal, weed enforcement, maintaining common area, cleaning up after damages done by others, fixing front gate when issues arise and gates won't open, managing codes for entering, enforcing CC&R's, changing locks at back gates when residents cut them off, paying monthly bills and an assortment of other duties that the current Board was handling for the benefit of all residents.

We found management companies to be either quite expensive or they wouldn't manage a location as remote as ours. If we had contracted with a management firm, each property owner's yearly HOA dues would have gone up substantially to pay for that oversight. We decided to keep costs down and provide this service voluntarily for all.

Many of you who don't use the common area maybe don't care, but if you happen to go to your property and your water is off, or you can't get into your cabin because the roads are not cleared, who would you call?

As our Board President explained, we budgeted for years to get our tennis and basketball courts resurfaced and within a very short period of time, they were damaged. It's not by someone outside our community, it's by either our residents or their family/friends.

*We have the option to charge **EVERY** property owner a new assessment **EVERY** year for the continued upkeep, or we ASK everyone to do their part and stress to your visitors, including youth, that they need to respect the property here inside Aspen Cove.*

Aspen Cove is everyone's investment, whether for a family retreat or financial gain. What value would Aspen Cove be if you had to advertise that the water system doesn't work, roads are trash, and nothing is maintained.

Sorry, this might seem harsh, but I'm sure so many of our property owners are not aware of all that goes into keeping Aspen Cove functioning and safe. We all love it up there and value Aspen Cove and all our neighbors.

KEEP OUR COMMUNITY GREAT

Everyone likes a good neighbor.....

In the last newsletter, we shared some of the concern's homeowners have shared with the board. I just wanted to keep these at the forefront of our minds, especially as there continues to be some issues.

WINTER Homeowner Concerns

1. Residents and/or guest getting stuck on the roads and blocking traffic in the winter has caused issues over the years. *Please remember 4x4 or chains are required in the winter. Please inform your guests too.*
2. Snowmobiles, and vehicles exceeding the speed limit of 20 miles per hour. *FOR THE SAFETY OF OUR FAMILIES and THE COMMUNITY.*
3. Trespassing. Even in the winter, private property is private property. Please don't snowmobile on Aspen Cove lots without permission from the owner. As you may recall, we had a sizeable issue from damage created by someone trespassing.
4. In the winter, the back gate is replaced with a cable. Please relock the cable/padlock when you exit or enter.
5. Please abide by the Winter Trailer policy. The rule is Nov. 1-Apr. 1 trailers are not allowed on Aspen Cove roadways. If there needs to be consideration or exception to this rule; please contact the board for assistance.
6. Long-term storage of camp trailers (the CC&R's limit the use of camp trailers to 7 consecutive days per month.)

All of these complaints are addressed in the CC&Rs. Aspen Cove owners take pride in keeping grounds safe and beautiful. Let's continue in the tradition of our area exemplifying a well-maintained retreat.

MONTHLY BOARD MEETING UPDATES

- ❖ *The most efficient way to get ahold of someone is by emailing to board@aspencovehoa.org*
- ❖ *We meet monthly so if there are items you feel need attention, feel free to let us know.*
- ❖ *Also, if you are considering the idea of joining the board, you are welcome to attend one of our meetings to get a feel for the format and nature of our meetings. Please contact Dan Allen if you are interested.*

**Attention...we are always looking to add to the board. If you are interested, or interesting in attending a meeting to see what is involved, please contact one of the board members.*

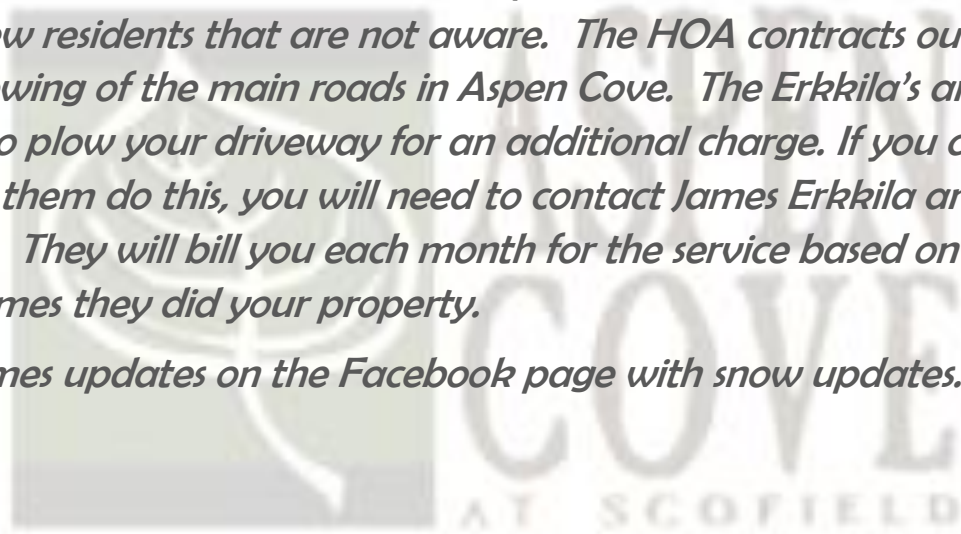
FACEBOOK GROUP PAGE

There are two Facebook groups that I find helpful and would suggest you join. MK Erkkila is the page that James manages and updates frequently; especially in the winter. The other is the Aspen Cove HOA page. This also offers a line of communication for updates, etc. If you choose to join these, simply go onto the group page and send a request. You'll need to identify yourself with James as a resident with Aspen Cove.

SNOW REMOVAL

Most are aware of our snow removal process, however there may be some new residents that are not aware. The HOA contracts out snowplowing of the main roads in Aspen Cove. The Erkkila's are willing to plow your driveway for an additional charge. If you choose to have them do this, you will need to contact James Erkkila and set that up. They will bill you each month for the service based on how many times they did your property.

Also, James updates on the Facebook page with snow updates.



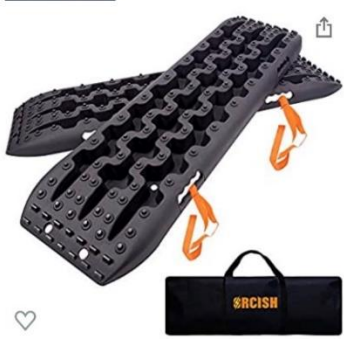
WINTER PREPERATIONS

- ❖ *As a reminder, trailers are not allowed on the roads Nov. 1-Apr. 1.*
 - *This is to prevent road blockages from people getting stuck, jackknifed, etc.*
 - *If you need to get ATVs out or snowmobiles in, October is a great time to do so.*
- ❖ *Marking items on your property.*
 - *Consider the fact that snow and snow mounds can be up to 8 feet high.*
 - *Its suggesting to use either a metal stake or rebar with a plastic pole attached, or a metal lawn post. (Recently I found that IFA sells some nice, treated wood stakes if you like that option.) They were \$3.99 each*
 - *Mark sides of driveway.*
 - *Mark lawn hydrants or other water attachments*
 - *Mark obstacles on properly.*
- ❖ *Helpful items to keep at the cabin: traction boards, tow strap, tire chains.*



ORCISH Recovery Traction Boards Tracks Tire Ladder for Sand Snow Mud 4WD(Set of 2), Black

Amazon's Choice for "traction boards"



12 Colors:
black


\$65⁹⁹

prime & FREE Returns

Brand: Hardware Factory Store

Hardware Factory Store HFS (R) 2" X 30', 4.5 Ton 2 Inch X 30 Ft. Polyester Tow Strap Rope 2 Hooks 10,000lb Towing Recovery

Amazon's Choice for "tow line"



\$16⁹⁹

prime & FREE Returns

WINTER CHECKLIST:

1) Inspect log exterior

- *Re-apply stain if you have not done so in the past several years.*
- *49-90 degrees Fahrenheit is a safe temperature for applying stain. (You might be able to go a bit cooler, but the most important thing to remember is to not apply any stain or sealant on wood that may have a fine layer of frost or ice. The presence of that moisture will cause interference when adhering to the wood.)*
- *If you are unable to re-stain before the temperatures drop too low, go ahead and make plans to re-stain or seal in the Spring. (some companies may offer discounts for scheduling this type of maintenance in advance.)*
- *Caulk any large checks in the logs to prevent moisture infiltration and stop any possible air leakage*



2) Furnace Inspection

- *Call an HVAC professional to inspect your furnace and clean ducts.*
- *Consider switching out your thermostat for a programmable thermostat. That way you can drop the temperature while you are away. Some new thermostats allow you to raise the temperature via your phone. That's a great idea for log ski houses – that way they'll be warm and toasty before you arrive. ([Learn more about the EcoBee Smart Thermostat here](#))*

3) Get the Fireplace Ready

- *If the chimney hasn't been cleaned for a while, call a chimney sweep to remove soot and creosote.*
- *Inspect the fireplace damper for proper opening and closing. If the damper isn't closing tightly, heat will escape up the chimney – leading to higher log home heating bills.*



4) Exterior, Doors and Windows

- *Switch out summer screens with glass. If you have storm windows, go ahead and install them.*

5) Roof, Gutters & Downspouts

- *Clean out the gutters and use a hose to spray water down the downspouts to clear away debris.*
- *Consider installing leaf guards on the gutters or extensions on the downspouts to direct water away from the home.*

6) Weather-Specific Equipment

- *Drain gas from lawnmowers.*
- *Service or tune-up snow blowers. (and snow mobiles, if you have one)*
- *Replace worn rakes and snow shovels.*
- *Clean, dry and store summer gardening equipment.*
- *Sharpen ice choppers and buy bags of ice-melt / sand.*

7) Check Foundations

- *Rake away all debris and any edible vegetation from the foundation (otherwise it will attract rodents).*

- *Inspect the foundation for any cracks. Mice can slip through space as small the width of a dime.*



8) Smoke and Carbon Monoxide Detectors

- *Your log home will likely be closed up for the winter with limited fresh air and a heater or wood stove running regularly so make sure you:*
- *Buy extra smoke detector batteries and change them when daylight savings ends.*
- *Test smoke and carbon monoxide detectors to make sure they work.*
- *Buy a fire extinguisher or replace an extinguisher older than 10 years. (It's good to have an extinguisher on each floor with an extra for the kitchen and one near any fire source such as a wood stove)*

9) Prevent Plumbing Freezes

- *Locate your water main in the event you need to shut it off in an emergency.*
- *Drain all garden hoses.*
- *Insulate exposed plumbing pipes.*
- *Drain air conditioner pipes and, if your AC has a water shut-off valve, turn it off.*
- *If you go on vacation, leave the heat on, set to at least 55 degrees.*

10) Prepare Landscaping & Outdoor Surfaces

- *Trim trees if branches hang too close to the house or electrical wires.*
- *Ask a gardener when your trees should be pruned to prevent winter injury.*
- *Plant spring flower bulbs and lift bulbs that cannot winter over such as dahlias in areas where the ground freezes.*
- *Seal driveways, brick patios and wood decks.*
- *Don't automatically remove dead vegetation from gardens as some provide attractive scenery in an otherwise dreary, snow-drenched yard.*

11) Prepare an Emergency Kit

- *Buy indoor candles and matches / lighter for use during a power shortage.*
- *Find the phone numbers for your utility companies and tape them near your phone or add them to your cell phone contact list.*
- *Store extra bottled water and non-perishable food supplies (including pet food, if you have a pet), blankets and a first-aid kit in a dry and easy-to-access location.*

With these log home winterizing and maintenance tips you're on your way to a well maintained and cozy log home sure to last for generations. After all, a log home requires maintenance just like any conventionally built home. But we feel that the effort put into a log home yields far more satisfaction than the same amount of effort put into a conventional home.

