



July 2023 Newsletter

Aspen Cove

A word from the Association President (Dan Allen)

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Since April. Not much was accomplished until the snow cleared enough to get our spring projects going. Since then (mid-May), much has happened:

- Literally within a few days after the snow cleared, our tennis/basketball/pickleball court contractor came and gave the courts a thorough cleaning, applied a coating of Sport Wax to preserve and extend the life of the beautiful newly painted surface, and filled in a few cracks that had developed though the long winter.*
- Next, we had our annual road maintenance and chemical treatment. Once again snow was a factor. It happened a few weeks earlier than planned to help a neighboring community that was still snowed in. We swapped dates with them.*
- On the 24th of June a few of our loyal community members gathered to contribute to our annual cleanup of the park and other areas. Though few in number, we were mighty in*



accomplishment. The hour and a half or so of work was followed by a short business meeting.



- *A few weeks later, thanks to Jared Edwards, Allen Rowe, and John Ward, our new and improved basketball standards were installed. They are a significant improvement over the old ones. They are much stronger and easier to raise up and down. It takes only 7 cranks to raise or lower the standards to the upper or lower limits. They are also safer, with padding firmly in place. The old standards had pads, but they were rarely attached to the baskets.*

- *Finally, just this past week, the new access road to the west gate was cut. It extends straight west from Skyline Drive Circle. I have walked this new route a few times and, in my opinion, this is a significant improvement over the old access road. It is quite scenic and will be fun to drive or walk on. Soon after work is complete on this project, a new fence line will be installed, running North and South along the West property line of Aspen Cove. The gate will be relocated to the property line, which is approximately 50 yards west of the circle. For the time being, we will continue to use a padlock and chain as we have in the past. Eventually, budget permitting and with member approval, we would like to install an electronic gate like the one at the front entrance.*



Snow Assessment (Yikes!). Believe me, the last thing I wanted was to return to you as members with a second assessment this year. I said this in the April Newsletter:

“The other edge of this 2-edged sword is the cost of clearing all that snow from our roads. The final tally will surely be more than double the amount we have budgeted. But we will set that aside for now and enjoy the blessing of relief from the 20-year drought.”

Snow Removal (Jan - Apr 2023)		
	Actual Expenses	\$ 52,363
	Budget	\$ 20,000
	Deficit	\$ 32,363
	Number of Aspen Cove Lots	130
	ASSESSMENT PER LOT	\$ 249

It has been wonderful to see that reservoir full and spilling. It transforms the lake into something quite beautiful. Unfortunately, the association’s finances cannot absorb a deficit of this magnitude. Procedurally, the CC&R's provide for snow removal assessments without the necessity of seeking formal approval of the members: “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.” (SECTION 11.18).

A snow removal assessment of \$250 was approved at the association board meeting on June 23rd. It was presented to the assembled members during the business meeting on June 24th and unanimously approved by those in attendance. Curtis Steele, treasurer, will mail invoices for this assessment the end of this month.

Gate code will change August 1st. In accordance with the policy we established last summer, August 1st is our next scheduled date to change the code. From my observation, this policy is working very well. Compared

to the way it was before making the change, there is very little traffic that's obviously using Aspen Cove as a shortcut to the County Road.

We will not publish the code in this newsletter because we make the newsletter available on our website. Since the whole world has access to our website, it would not be very good security to publish the code there. Instead, Bonnie will send an e-mail to all members announcing the code before it changes.

Security and Safety

For everyone reading this Aspen Cove Newsletter, you are receiving it because you are a property owner in this wonderful community. There are no paid HOA property management personnel to monitor the property, pay the bills, enforce the CC&R's that we all agreed to when we purchased our small piece of Aspen Cove. Instead, what we have is a volunteer HOA Board consisting of other property owners who love to serve us all and help keep our community one of the best in the State.

My role on the Board is to be over security, website, gate software and some IT. I guess it was natural that someone with over 40 years of law enforcement experience is asked to help monitor security. With that being said, this does not mean anyone is out patrolling the community enforcing the CC&R's. The safety of our community is reliant on each and every one who owns property here.

Just like in law enforcement, there cannot be a police officer everywhere all the time. What every community relies on is the assistance of those living in the community to be the eyes and ears for the whole. Residents need to take an active role in helping to keep their communities safe and free from unwanted activities. Aspen Cove is no different. We all invested our hard-earned money to own property or a cabin. Why then would we ignore it when we may see someone else damaging the community. Why would we want someone else to jeopardize our investment? Why should anyone

drive by the tennis courts and watch someone else smashing boulders into the new surface, or someone tearing down the basketball standards, or someone speeding or doing donuts in the newly treated streets. All the repairs from these incidents are paid for by each and every property owner.

Your association fees recently went into resurfacing the tennis/pickle ball courts, basketball court and new standards, road repairs, and many other improvements that we all benefit from. What is disheartening is the fact that almost immediately someone damaged the new courts. No one else has access to our community so it must have been a property owner, family member or guest. Hence, we all need to educate those to visit our respective properties.

When people come up to relax and enjoy the area, they need to also respect the rules and help keep the community in top shape because no one comes in after you are gone and cleans up the messes.

It is not your volunteer HOA Board's role to be the police of Aspen Cove. If anyone sees something that is obviously destructive, please say something or try to identify them and report it to the board at Board@AspenCoveHOA.org Someone will then try to follow up with the property owner. If you see anything of an immediate serious nature, please call the Sheriff's office to respond. We don't want to receive an email about seeing someone breaking into a cabin, get law enforcement out right away!! 😊

Several common issues seen are the following:

- Reckless driving
- Youth out vandalizing
- Shooting in the community
- Trespassing on other people's property. Many residents report seeing people on their security cameras entering their property without permission.
- Tearing up the roadways (keep speed down and avoid sharp turns)
- Youth groups climbing on our community water tank
- Damaging entrance gate
- Cutting locks off back gate

Weed patrol

“Winter Snows Bring Summer Growth”

Aspen Cove is even more beautiful this year thanks to all the snow and rain over the winter and spring. We have wildflowers in abundance and thick lush grasses not to mention the sage brush and trees are putting out new branches.

This amazing growth brings up two issues all neighbors need to be aware of:

One, if the summer warms up and dries up and this extraordinary vegetation dies back, we have an increased risk of wild fires. Be sure you have a clean 30-foot perimeter around any structures on your property.

Also, be mindful when driving OHV around that sparks don't catch the dry grasses on fire.

Two, not only do we have an amazing number of wildflowers we also have an increase in noxious weeds. It is actually state and county law that all property owners remove any noxious weeds from their land.

In Aspen Cove we really focus making sure every lot owner eradicates thistles. So far, we are doing fairly well in that thistles have been spotted on just thirty-three lots.

It's best to dig out thistles before they go to seed. If digging them out is not possible individuals have found 4-speed XT to be helpful. You can find it at IFA and Amazon. Be sure to apply prior to the thistles going to seed and check back in a week to make sure the application took.



As you explore your property to root out thistle also be on the lookout for Western Salsify. Its seed head can look like a giant dandelion. This invasive plant is beginning to spread throughout the west. In some places it is so

dense all native vegetation is crowded out. It's best to pull Western Salsify before it goes to seed.

It can grow up to 30 inches tall with seed heads bigger than a hand:



Prior to going to seed you will see the conical pods:



In its flowering stage it looks like this:



If you are late to the game and find that either of these plants has gone to seed your best recourse is to take a large trash bag and carefully, without dislodging the seeds, place the bag over the plant. While holding the bag closed around the stem, cut the stem below the seed head. Then dig out the roots.

If you have any questions or concerns about how to create a fire break on your property or the best way to eradicate noxious weeds, please reach out to the Aspen Cove HOA Board for more information.

Have a fabulous summer enjoying the beauty the abundance of water has brought to the mountains.

Other news...

2023 ATV, OHV requirements!!!

This is something new for 2023 and wanted to make sure everyone (and your friends/family) are aware of. It is a very simple online process.

Beginning Jan. 1, 2023, Utah will require all OHV operators to complete the free Utah Off-Highway Vehicle Education Course. Operators under the age of 18 shall possess a youth OHV education certificate in order to operate an OHV on public land, road or trail. Operators 18 years of age or older may operate an OHV if they possess an approved adult OHV education certificate. The once-in-a-lifetime course is expected to take less than 30 minutes to complete.

Utah Off-highway Vehicle (OHV) Education Requirements

Utah's new law requires all OHV operators to complete an OHV education course before operating on public land

- Purpose:**
- Equip operators with awareness of Utah's OHV laws and rules;
 - Increase rider safety;
 - Promote respectful, sustainable, and on-trail OHV operation;
 - Promote respect for communities affected by OHV operation

Course Required for Every OHV Operator





Age 18+

- Free Online Course
- Complete in 15 - 30 minutes
- Required once and will last for life
- Print or save digital certificate for proof

Age <18

- Required to take the existing, separate online Youth OHV Safety Course - \$35
- Or, take an approved in-person hands-on skills course and exam

Types of OHV with Course Required:

-  Type I ATV
-  Type II UTV or Side-by-Side
-  Type III OHV (unregistered)
-  Off-Highway Motorcycles (OHM)

All Street Legal Off-highway Vehicles

Rentals

- Cannot rent an OHV unless the operator has completed the course



Non-resident Visitor

- Must complete the course before operating in Utah
- Purchase an annual non-resident OHV permit for each machine

Exemptions:

- Snowmobile operators
- Implement of husbandry
- Guided tours
- Sanctioned OHV events

Course Now Available



ohv.utah.gov
Division of Outdoor Recreation



Contact the board via email

board@aspencovehoa.org