



November 2023 Newsletter

Aspen Cove

A word from the Association President (Dan Allen)

Important Announcements and Reminders, Effective November 1:

- 1. Gate code for front and back gates will not change until February 1.*
- 2. Boats must be removed and stored for the winter (CCR 11.16(b))*
- 3. No trailers may be towed on roadways between November 1 and April 1 (CCR 11.18)*
- 4. All vehicles traveling on roadways during snow conditions must be equipped with 4-wheel drive (CCR 11.18).*
- 5. Annual meeting tentatively scheduled for Thursday January 18th , 2024, location will be 707 East Mill Road Suite 201 Vineyard, UT 84059*

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)

Update on most recent plans for the new access road to the west gate. I am sure most of you have tried out the new road. The developer whose property we cross using this road originally planned to fence the entire west boundary of Aspen Cove – about 2 miles of fencing. We agreed to a minor contribution to this effort. They have since changed their thinking after reviewing bids much higher than anticipated. This is their most recent plan:



I have just received this and have not had a real chance to evaluate and react. The board will discuss this in our meeting Friday November 3 rd . If you have any questions or concerns, send them into the board (board@aspencovehoa.org).



Building Committee



If you have any changes or new projects to your lot please email the HOA

@ board@aspencovehoa.org. We are here to serve & keep the CC&R's inline

with your Projects. Please Remember no structure, whether residence, accessory building, tennis court, swimming pool, antennae, whether on a structure or on a lot, flag poles, fences, walls, exterior lighting, or other improvements, shall be constructed or maintained upon any lot and on alteration or repainting to the exterior of a structure shall be made unless complete plans, specifications, and lot plans, therefor, showing the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the general plan of landscaping, fencing, walls and windbreaks, and the grading plans shall have been submitted to and approved in writing by the Architectural Committee. You may not obtain a building permit through Carbon County until these requirements are meet. All owners shall maintain a neat attractive appearance on their lots and any structures on it. Homes are to have a minimum of 1000 square feet on the main floor living area, this does not include garages, patios, storage, basement or 2nd or 3rd floors or other attached buildings. Exterior walls of all structures on each building lot shall be constructed of natural logs, cedar, stone, stucco accents or brick accents (natural colors). Buildings should be completed in twelve (12) months from the beginning of construction. The entire perimeter of your lot may be fenced using 2,3, or 4rail lodge pole fences



only; or other like fencing with permission of the Architectural Control Committee. Don't throw trash on the streets or in the common area. Put all trash a suitable receptacle and take it to the county dumpster. Burning trash in outside incinerators, barbecue pits, or the like is prohibited. All garbage cans are to be inside garages, behind decorative fencing or otherwise hidden from view to the street. All commercial vehicles, campers, trailers, motor homes, boats, or recreational vehicles of any kind are not permitted to be stored or parked on any lot except in a closed garage or hidden behind visual screening, nor parked anywhere on the street. Short-term visits from friends and family may be granted an exception to the above rule for campers, trailers, and motor homes within or on the lot.

Campers, trailers and motorhomes may be used on the lot owners' property for only three days or less per week. During the active construction (12 month period) then the use of campers, trailers or motor homes for the owner, builder, or other subcontractors is permitted. No sign of any kind may be displayed to the public view on any lot except on professional signs of not more than ten (10) square feet advertising the property for sale. Small signs displaying the owner's name and street address are allowable. Each lot has one entrance/exit out and through each lot from the main road. Gravel, concrete, asphalt surfaced driveways and parking areas are required on all lots.



Security and Safety

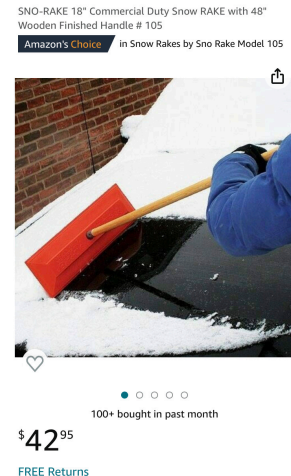
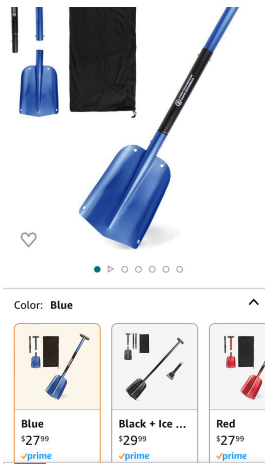
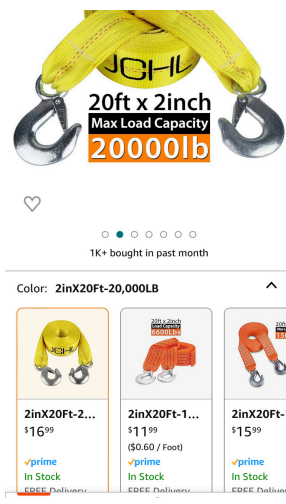
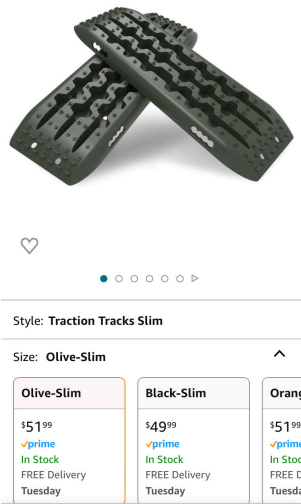
(and helpful WINTER suggestions)



Common issues in the winter months.

1. *Trespassing. Just a reminder that all properties in Aspen Cove are private. Please do not snowmobile on others properties without permission. In years past there have been some issues such as broken lawn hydrants and damage to other items on residents properties due to trespassing. Remember to let your guests know the rules.*
2. *Non 4 wheel drive vehicles trying to drive in the subdivision. The snow gets deep and the roads are usually plowed, but snow packed. Just a reminder, 2 wheel drive vehicles are not allowed. Remember to let your guests know the rules.*
3. *Insufficient equipment for getting unstuck in the snow. We are at 8,000 feet, and often times there are LARGE amounts of snow that fall within a 24 hr period. HAVE THE RIGHT EQUIPMENT.*

TOW STRAP, SHOVEL, TRACTION BOARDS, SNOW RAKE



4. *Driveways not properly marked for plowing.*

SEE PHOTO OF MARKERS CURRENTLY FOR SALE AT COSTCO.



5. *Items on property not properly marked. Lawn hydrant, power box, potential hazards, septic access, propane/gas access, etc.*

6. *The Erkkila's offer driveway plowing. You'll need to contact them to set things up if interested. Most of us get on his list and he keeps it maintained. You'll notify him if you're coming up for the weekend and he will have your place accessible.*



7. *Get condition updates by joining the Aspen Cove HOA Facebook page.*



Going bald? Here's a remedy!

Nicole White

We all have places on our property where the earth has been disturbed and bare earth is showing. This is especially true on the newer builds. I'm sure everyone has noticed the huge scar from the installation of the geothermal field on my property.

Not only are these bare patches unsightly they can pose other problems as well. Rain or snow melt can cause erosion and ruts. Weeds, especially the invasive weeds like thistles love to grow in these areas of disturbed ground. In order to remedy my bald spots I did a bit of research and found a fairly simple and somewhat budget friendly solution - an application of high Uinta Mountain grass seed mix. And the best time to spread those seed is now - fall or early winter - after a good hard freeze and before the snow starts sticking around. As the seeds winter over they will collect the moisture they need and in the spring send up their shoots. Another great thing about planting a high mountains grass seed mix is they will reseed themselves every year. For the first few years you may need to spread more seeds to get the coverage you want.

If you like you can also add in a Uinta Mountain wildflower mix to the grass seeds. This would benefit the many varieties of bees, butterflies, and moths that we share this hilltop with.

Listed below are a few of the places you can order the appropriate seed mix from.

Happy Planting!

<https://www.trueleafmarket.com/products/rocky-mountain-wildflower-mix-seeds?variant=40027618824>



<https://www.americanmeadows.com>

<https://www.highcountrygardens.com/product/intermountain-native-wildflower-seed-mix>

<https://greatbasinseeds.com/>

<https://seeds.toddsseeds.com/>

And local shop - Granite Seed in Lehi

Other news...

2023 ATV, OHV requirements (INCLUDES SNOWMOBILES)

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.

Contact the board via email

[*board@aspencovehoa.org*](mailto:board@aspencovehoa.org)

