

January 2020

ASPEN COVE NEWSLETTER

FEEDBACK AND UPDATES FROM THE BOARD

A word from the Association President (Dan Allen)

Greetings from beautiful Aspen Cove. As I write this, the sun is shining, reflecting off the snow, making the scene appear as acres and acres of diamonds. Of course, today is a break from the many recent days that have produced the snow which now blankets the ground.

This abundant snow presents us with a double-edged sword. First, we are grateful for the heaven-sent moisture to fill our reservoir and set the stage for a brilliant spring. On the other hand, we must deal with the cost of clearing our roads and driveways. As you know, 2019 was a budget-busting year in this regard. 2020 is off to a roaring start as well.

Putting this in financial terms, the median (statistical middle) snow removal expense for the years 2012 – 2019 was \$12,000. The mean (average) was higher, at just under \$15,000. Our 2019 snow removal expense totaled \$47,258.

At a statewide water resources meeting I attended last spring, the National Weather Service presentation stated that the state has been in a drought for 19 years, with a few years (2009, 2017, and 2019) as exceptions. Perhaps we are swinging back to a more normal pattern and emerging from the drought.

The board is proposing a budget for 2020 snow removal of \$20,000. I encourage you to attend our annual association meeting on the 28th of this month, where I will discuss this and the rest of our proposed budget in greater detail.

I hope you will visit your property in Aspen Cove and experience the wonders of this winter season. I hope to also see you at the meeting on Tuesday the 28th in Orem (thanks to Steve Caldwell for once again, hosting us).

ASPEN COVE SECURITY AND WEBSITE

- ❖ *With Winter months upon us, we want to remind everyone of the importance of driving safely on the hill coming into Aspen Cove, as well as all the roadways. In addition, there is NO parking on any of the roads.*

Snow plows can't get by you and if they happen to come upon a parked car, the snow they pile up may bury your car and you won't find it until Spring!!

- ❖ *If you are a snowmobiler, please stay off other people's lots. Last year someone ran over a water pipe and water ran for months. The running water drained the supply tank and damaged the pumps that supply the water tank. Pumps ran constant for several months, since it was impossible to find the broken pipe under the fresh snow. This cost our association, and each of you, thousands to repair.*
- ❖ *If you don't come up much in the Winter months, be aware of possible frozen pipes. Have a neighbor check on your place if you can.*
- ❖ *If you do come up, please look around when here and help monitor other cabins to help secure our community. We are our own security force, and with limited number of people during the Winter months, we all need to help monitor each other's properties. Look for someone that might be looking to break into a vacant cabin, or someone's visitors trespassing where they shouldn't. We all can do our part to better secure Aspen Cove.*
- ❖ *We also discovered that during the week of Jan 13 - 16th, someone busted off the lock to the back gate. The back gate is locked to keep people out of Aspen Cove that do not belong. Often contractors, and others, try to cut through our subdivision to get to the other side. We are required to keep things secured and locked up. We are almost 100% positive that this was done by one of our own residents. Someone with a cabin, since no one usually comes up during the Winter who doesn't have a cabin to stay at. An old code was put into the lock, but when it didn't open, that person broke the lock and then left the gate unsecured. It was most likely a snowmobiler wanting to get out the back gate.*
- ❖ *This type of reckless and negligent behavior could have detrimental affects to all of the rest of the community. The volunteer Board will now have to spend time replacing the lock and trying to come up with solutions that it doesn't happen again. We all bought into this community knowing it had a secured access front gate and back gate. For one of our residents to do this, is totally uncalled for. Please respect the rights of all the residents here and help us keep our community safe.*
- ❖ *The Erkkila's are the people responsible for maintaining our roads year round. This includes keeping the road clear of snow all Winter. They*

provide this service in a very prompt manner by storing their equipment in our community. By doing so, it saves the Association a lot of money. Other contractors would bill us to bring heavy equipment up there each time it snowed.

- ❖ *Those large pieces of equipment do NOT belong to the community, they are property of the James and Mike Erkkila. Recently one cabin owner, without permission, went and took one of the pieces of equipment for personal use. When James came up to use that particular piece, he discovered it damaged. James then had to do some of his own investigation and tracked down the person responsible. That person has offered to pay for the damages, but regardless those are not for public use.*
- ❖ *The EXIT code for our front and back gates will change in February 2020. That Code will be 2683 (COVE) spelled out on a phone pad.*

WEBSITE UPDATES:

- ❖ *There 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 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. The most efficient way to get ahold of someone is by emailing to www.aspencovehoa.org*
- ❖ *We meet monthly so if there are items you feel need attention, feel free to let us know.*

ITEMS ON THE AGENDA FOR 2020

- ❖ *Mark Page remains on this task and is working with the Erkillas to monitor the water situation and have a plan for the future so we will minimize interruptions.*
- ❖ *Front gate beautification plan. Bob DalPonte is overseeing this.*
- ❖ *The basketball and tennis 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. We will continue to update with any progress. If you have a referral of someone who can do this, please refer them to us.*

PRECAUTIONS and SUGGESTIONS

- ❖ *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. The CC&R's can be found on the website.*

PRACTICAL TIPS AND SUGGESTIONS

Some of us are new to the community and might appreciate the institutional wisdom from tenured residents.

- ❖ *RESPECT THE COMMUNITY RULES.*
- ❖ *Give your visitors a checklist that might include some of the community rules for when they visit.*
- ❖ *It's winter....being prepared for the conditions can make all the difference. A few suggestions to of items to keep on hand.*

- *Traction boards tow straps and tire chains can be cheap insurance and are a good item to keep on hand at your cabin for getting unstuck.*

- ❖ *Drain your water system before leaving each visit. If pipe does break, it will greatly reduce the impact.*

ARRIVAL CHECKLIST

UPSTAIRS

N/A

MAIN LEVEL

Unlock patio door (2 locks on it)

DOWNSTAIRS

Turn on stair lights (switch is on left under the stairs)

GARAGE

Turn on main water valve in maintenance room

Most lights have dimmers so if the light level is low, just adjust it on the switch.

Each room has its own thermostat. It is radiant heat so there is now blowing air and be patient, it takes awhile to heat up.

DEPARTURE CHECKLIST

CLEAN UP

Wash dishes and put away

Wash laundry (towels, sheets)

Vacuum all 3 levels

Sweep floors

UPSTAIRS

Close bedroom windows (5 total)

Close all curtains and blinds

Turn TVs off

Turn all lights off

MAIN LEVEL

Close all windows (9 total)

Close all curtains and blinds

Lock front door

Turn off outside lights

Turn off inside lights

Turn off porch light

Lock patio door (2 locks on it)

Lock mudroom door

Turn off pellet stove

Wash machine turned off

DOWNSTAIRS

Close all windows

Close all curtains and blinds

All lights off

Washing machine off

Turn off stair lights under the stairs (switch is on left under the stairs)

GARAGE

Exterior garage lights off

Garage door closed

Turn off main water valve in the maintenance room

Drain water system by running bathroom faucet (leave it open)

Put all ATV and SNOWMOBILE KEYS back in the box

ASPEN COVE FRONT GATE CODE ENTER: EXIT: _____

ASPEN COVE BACK GATE CODE: _____

DOOR CODE TO CABIN: _____

CODE TO KEY BOX FOR ATV KEYS is www.aspentacasa.com

WIFI NETWORK: _____

WIFI PASSWORD: _____

Phone: Tablet: _____

