



New Owner Welcome Packet

Welcome to the Aspen Cove community

Hopefully the information provides a good introduction into our community and answers some of the questions you may have. For most of us in the community, Aspen Cove has a role of fulfilling a family dream. We presume that you and your family are in that camp too! So congratulations and welcome.

Introduction to Aspen Cove:

- We have an HOA board that consists of lot/cabin owners. All of the board members serve on a volunteer basis and make every effort to ensure efficient and effective implementation of the plans and rules. The board meets on a monthly basis to discuss budget, progress of the annual plan and address any other needs. If you have questions, or would like to consider being on the board, you can reach us through email at board@aspencovehoa.org. We also communicate urgent information as well as our newsletters with the community via email, so please ensure your correct email is on file.
- This packet is intended to be helpful. You most likely chose Aspen Cove because of its beauty and privacy. This is something we

intentionally try our best to protect. Although some of the information in this packet may seem common sense and/or overkill; our hope is to simply reemphasize our commitment to each other and the community in keeping Aspen Cove as wonderful as its reputation.

- This packet has been designed to hit as many “high notes” as possible for new owners. Most of us on the board have a fair amount of knowledge and experience in the community and are eager to share what we know with you, even if its not contained in this packet.
- Get ready to enjoy some of the best neighbors you could dream of! As aforementioned, most of us are fulfilling a dream for our family and we love sharing that journey together as a community.
- We do have an annual meeting that occurs in January as well as a community work day/meeting that typically takes place in June.

Your role in the community

Keeping our community safe and beautiful is a common goal we all share. We have a collective responsibility to keep Aspen Cove beautiful and keep it safe. In our experience, often times family and/or guests of the owner do not know the community rules. So, we suggest sharing the rules with any friends or family using your property.

- Keep gate codes private. Please lock the rear gate every single time after entering/exiting.
- Speed limits within Aspen Cove are 20 mph for any vehicle.
- Each owners property is PRIVATE. Please respect the NO TRESPASSING rules.
- Understand the ATV/UTV rules for the community.
- We have a strict NO RENTAL policy written into the rules of Aspen Cove. The reason this rule was written initiated nearly 20 years ago is to increase the efforts to protect our investments and keep the community as safe and desirable as possible. Please note there are imposed fines for violations.

- FIRE HAZARD is a concern in Aspen Cove so please make certain you and your guests understand the rule completely and never leave a fire unattended.
- SHOOTING GUNS IS PROHIBITED in Aspen Cove. Anything besides a pellet/bb gun is not allowed. Those are only allowed to be used on the owners property.
- NO TRAILERS ON ROADS NOV.1-APR.1. This rule is to prevent road blockages and other dangers. We have seen many issues over the years with people pulling trailers in the community during the winter, therefore we have this rule to help mitigate issues. The hill coming into Aspen Cove is deceptively difficult in winter months often times. If you do happen to have an imminent need that falls within the dates, please consult the HOA board prior.
- NO 2 WHEEL DRIVE vehicles are allowed in the community during the winter either.

Helpful tips

We encourage you to read through all pertinent documents with regard to ownership in Aspen Cove. These can be accessed at www.AspenCoveHoa.org. We also suggest creating a guest/family checklist that will help inform your family and friends of community rules.

- Please get with the architectural committee before making any modifications to your property or structures to ensure compliance. Please get familiar with the rules regarding property access roads/driveways, fences, landscaping, additions and modifications to buildings and/or properties.
- Join the Aspen Cove Facebook Page to get helpful updates and be able to communicate with neighbors on conditions in Aspen Cove and other items.
- Snow removal on the main roads in Aspen Cove is included in our annual dues/assessments. If you would like for James Erkkila and his team to clear your personal driveway you will need to reach out to him directly so he can give you a bid and expectations.
- James also has a Facebook page where he gives updates on road conditions, etc. Look him up at M.K. Erkkila on Facebook.

- CentraComm is the local phone company and also offer highspeed wireless.
- If you are going to have any vehicle parked at the boat ramp parking area, it must have a park pass or valid entrance ticket. They have been known to write citations so, beware.
- Our front gate can be opened either by the code on the keypad by the information board or using a remote opener. If you choose to get one it will be a Multi-code gate opener and we can get you the code to program. These remotes are available through Amazon and/or most places you find garage door/gate openers.
- If you need suggestions for any contractor work, we are happy to give names and contact information in an effort to be helpful. However, the board does not officially endorse any particular list of contractors.

Where to find the rules

www.aspencovehoa.org

Be aware of the fines

- Unattended campfire fines. Fire hazard is one of our largest concerns in the community. Campfire violation fines
- We have noxious weeds referred to as “Thistle” that each property owner is required to control on your property. This weed can spread quickly, so each year we work hard to keep it out of our community. We do a number of inspections each year to help everyone keep an eye on any potential issues and communicate with each owner if action is needed. If the requests to remove the weeds go ignored, fines will be imposed.
- Short-term rentals are not allowed and are strictly enforced.
- Road blockage fines due to trailer or 2wd vehicles getting stuck and blockage the road.
- The list of fines can be found in the CCR’s on www.AspenCoveHoa.org