

October 2019

ASPEN COVE NEWSLETTER

FEEDBACK AND UPDATES FROM THE BOARD

A word from the Association President (Dan Allen)

- ❖ *Greetings from beautiful Aspen Cove. Morning temperatures have begun dipping into the 20's and the aspen trees are in beautiful fall coloration. The elk put on a concert of bugling each morning and evening on the ridge west of us. I snapped a photo of this visitor to our back yard just before dawn a few days ago. Don't miss the opportunity to enjoy this fun time of the year in the mountains.*
- ❖ *If you need to communicate with the HOA board, use one of these two methods:*
 - *EMAIL: board@aspencovehoa.org*
 - *MAILING ADDRESS: HC 35 Box 215, Scofield UT 84526*
- ❖ *In case you were not aware, there is a directory of all association members that is available through our website (aspencovehoa.org). Click "Home" at the top of the page, then "Association Directory" in the drop-down menu. Next, click on the image of the Homeowners Association Directory. You will be prompted for a password. It is "aspencovehoa". Please respect the privacy of owners by not sharing the directory with non-association members.*
- ❖ *If you wish to receive the newsletter via mail instead of email, please inform Bonnie Seastrand by emailing to the board email attn Bonnie, or by mailing your request directly to Bonnie.*
- ❖ *Reminder: we have adopted the practice of changing access and exit codes to the front and back gates twice per year -- February and August. This is to contribute to the security of our community and discourage unauthorized access or transit. On August 1, the code for visitors and contractors for entrance and for all of us to exit was changed to **4283 (GATE)***
- ❖ *Another reminder: you may purchase remotes for the front gate. If you shop on Amazon, the model is Linear 3089 multicode. This is the code.*





Aspen Cove Security & Website (Bob Conner)

- ❖ ***Winter is quickly approaching. We encourage you to educate all residents and visitors on a few things. This past Winter we had one resident's stand pipe run over by someone's snowmobile causing a huge water leak. Though it was not intentional, it was due to trespassing on someone else's property.***

If anyone needs suggestions for security or ideas on how to better protect their property, reach out to me for some suggestions. Here are a few suggestions for WINTER PREPERATION:

- ***PROPERLY MARK ANY OBSTACLES:*** good way to do this is with the use of a metal stake with a 10 ft pvc pipe placed on top. Attach red tape around the top to form stripes. If objects cover a bit of space, mark all 4 corners.
- ***MARK YOUR LAWN HYDRANTS:*** the same method would work well to identify lawn hydrants.
- ***DISCONNECT ANY HOSE ATTACHED TO AN OUTSIDE FAUCET:*** This will prevent freezing of the faucet.
- ***DRAIN WATER SYSTEM WHEN LEAVING CABIN:*** A simple way to minimize the possibility of water damage due to a pipe break is to shut off your water from inside and open a faucet to depressurize the system and reduce the amount of remaining water in your system.
- ***We would also encourage you to install a small vacuum breaker on your outside, frost free hydrant(s). They can be purchased from your local hardware or plumbing supply dealer. This will also help in alleviating the possibility of contaminating our drinking water supply.***
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- ❖ ***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.*

Water System Update (Mark Page)

- ❖ *An update on the water system repairs. The combination of the water leak and the malfunctioning equipment earlier this year had a profound affect on the water usage and related power expenses. For example, see the numbers below:*
 - *February: 1,853,100 gallons of water used; the pump was processing an average of 37.5 gallons per minute.*
 - *March: 2,298,600 gallons of water used; the pump was processing an average of 51.49 gallons per minute.*
 - *April: 1,058,700 gallons of water used; the pump was processing an average of 23.72 gallons per minute.*
 - *May: 158,000 gallons of water used; the pump was processing an average of 3.54 gallons per minute.*
- ❖ *We again remind you to be very careful with the outside use of the water especially when mixing chemical for weed spray or pesticide applications. Also please remember not to leave a hose that is still connected to a frost-free hydrant or a hose bib at your cabin in standing water. Negative pressure in the water system could draw this dirty water back into our drinking water.*

Weed Control (Allen Rowe)

- ❖ *Thistle weed control. Each property owner is responsible for eliminating their Thistle weed. It's the thorny looking weed with the purple flowers. This weed is very difficult to control once it gets out of hand. If you dig up the weed, it will likely regrow if left on the ground. The best way to destroy the weed is to dig it up and throw*

it in the garbage. As a friendly reminder, if the weeds aren't controlled/removed on an owners property, there are fines that are issued.

- ❖ *All lots were inspected again on 9/8/19 for noxious weeds, specifically thistle. Thank you to everyone that has gone up and removed the thistle from your lots, as well as those that have gone the extra mile and helped on lots in addition to your own!!*
- ❖ *We have found that one of the most effective spray methods is a product called 4-Speed XT. It seems to do a great job attacking the Thistle weed but leaves other natural grasses and vegetation undisturbed. This product can be found at IFA and on Amazon.*
- ❖ *There were 8 lots that still have thistle that has not been removed, a couple of the lots are getting infested with thistle. 4 out of the 8 lots have been on the notification for the last several emails i have sent out and still have not removed the thistle. According to our CC&R's it is a requirement to remove the thistle from your lots every year, failure to do so requires the board to issue a fine. As a board, we really wanted to avoid issuing any fines for this. Unfortunately we will need to start sending out fines for failure to comply with the CC&R's on this. As mentioned in previous emails if you have a 1 next to your lot it indicates 1-5 thistle, level 2 is 5-10 and level 3 is more than 10. The amount of the fines are \$250 for level 3, \$150 for level 2 and \$50 for level 1. The following lots will be issued fines.*
- ❖ *Contact Allen Rowe with any questions regarding weed control.*

Campfire restrictions

- ❖ *Aspen Cove has fairly high fire risk. As a reminder to all residents and their guests, campfires can only be burned in approved fire pit areas. In addition to having a fire ring, we strongly encourage removing any vegetation that could be a fire hazard. The best example for safe fire pit areas include not only the fire ring, but a large gravel/dirt/concrete area around the fire to reduce embers from sparking a fire. A screen to top the fire ring adds an additional layer of fire prevention too. Last precaution, please extinguish any unattended campfire. If you don't have a lawn hydrant installed by your fire pit it is good to have a bucket of water there as a*