
Summer 2018 Newsletter

Lake Rockport Estates Property Owners Association (LREPOA)

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MESSAGE FROM THE PRESIDENT

Our little mountain sure is bustling. Back in 1971, Lake Rockport Estates was originally conceived as a summer recreational community. The development was not designed for year-round use and unfortunately, the developer did not create adequate infrastructure. That is why now, almost fifty years later, we are still struggling to install the necessary infrastructure required to support year-round living on the mountain.

Not too long ago, visitors were welcomed by a double-swinging, manual gate. The dirt roads were impassable when it rained. The washboard pales in comparison to the rocks, boulders, ruts and ditches we once had to circumnavigate to get to our homes. The water system wasn't completed or fully operational. Some pipes dead ended, as if the crew quit for the day and never came back. Communication was limited to a phone booth at the bottom of the mountain. (That's what that little white "house" is.)

We have come a long way since our early days. Thanks to our electronic gate, we no longer have to get out of the car to manually open and close the old heavy, metal swinging arms. Not to mention the amount of mud on the interior of cars and clothes from performing this task. Our roads now have road base on them after a two decade long multi-phase project.

The water system is now fully operational. Several phases/projects have been implemented and completed. This includes constant

Important Reminders:

ROADS:

Road grading is scheduled for June 20. The mag water will be laid down on June 26.

If possible, please refrain from having large vehicles or deliveries between June 26 - 28 while the magnesium chloride cures.

Also, during the mag cure, the speed limit will be 5 MPH to allow for better results.

We appreciate your cooperation.

BACKFLOWS:

The State is doing a follow-up inspection of our backflow program during the month of June to make sure that we are in compliance.

Remember any lot requiring a backflow and one is not installed, the water meter will be locked out until the proper backflow is installed and inspected.

engineering, a new well, new pumps, electronics and a computerized system, a new storage tank, a chlorination system, a new mid-mountain facility, and continual upgrades, tweaks and repairs to keep everything functioning. These are many of the necessary steps the Board has planned and implemented for the ultimate goal toward a year-round water system. Although, we still have several phases to go before it's complete.

Cells phones have eliminated the need for the phone booth. The Board has worked in conjunction with Rockport Lightning to install internet infrastructure making service available to many on the mountain. There are other countless improvements made. But as the neighborhood continues to grow, so do the needs, demands and complexities our mountain faces.

The Board does its best to manage the daily operations, as well as, planning for future growth. Thank you to the members who have made it possible by volunteering on the Board, to those who lend efforts on various projects and to all who pay their dues.

GATE UPDATE

As many of you know, the main gate was run over by a contractor delivering concrete retention block. The two protective bollards along with the main corner pole and the gate itself were damaged and need to be replaced. Currently the old gate has been removed and the new one is under construction. New installation should be completed by late-June.

Gate remotes and cards are still available. The cards are \$10.00 each and the remotes are \$25.00 for the key-chain type and \$35.00 for the visor type. Members requesting any new devices should email Alan Lindsley, and the devices will be programmed for you and you will be notified when they are ready.

THE RESPONSIBILITY OF GATES CODES & REMOTES

We take our gate security seriously. What is the point of having a gate if we just let anyone in and give out codes to whomever? Our gate security will only work if we use it responsibly. Gate codes and remotes are a privilege. It's a convenience offered to our members so they don't have to pull up to the pad and roll down their window or have to meet their guests at the gate then usher them out. If the gate codes or remotes are used irresponsibly, members can and will lose the privilege of having them.



Upcoming Events:

Annual Meeting

Sat. July 28 – 9 a.m. – noon

Wanship (N. Summit) Fire Station, 2000 Hoytsville Rd., Coalville

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Upon request, each member is issued their own code and remote, fees may apply. The code is unique to them. We are able to track whose codes/remotes are used and when. Members are responsible for all those that use their codes/remotes since they are their guests and should only be shared with them. Codes/remotes are not to be shared among neighbors or those who are not your invited guest. Codes/remotes are not transferable to other members or new property owners. **Codes and remotes will be suspended or deleted if a security breach or misuse is discovered.**

Property owners can request, for personal reasons, a change to their security code for a \$16 reprogramming fee. Anyone with a Summit County Building Permit, and who has paid the Building Impact Fee, can request a contractor's security code at no charge which is good for one year.

Thank you for your cooperation to adhering to the rules and being a responsible property owner.

WATER SURVEY RESULTS

The results of the water survey (done November, 2017) were recently posted to our Facebook page. **Please remember this was just a survey to gauge interest in increasing dues to get us closer to year-round water a bit sooner. This was not a vote and no increase can be implemented solely on these results.**

Out of 320+ lot owners, we had 88 responses. (Those who own more than one lot were given more than one "voice." For example, the St. Pierres own two lots, so their response was counted twice.)

- 59% (of the 88 responses) are in favor of increasing dues
- 53% (of the 59% who responded favorably to an increase) are willing to pay \$300+
- 84% (of the 59% who responded favorable to an increase) are willing to pay for 3 years+
- 71% (of the 88 responses) are full-time residents

There were also some great comments about what to consider for those part-time or "lot-only" owners--and strong reminders that we've all chosen to live in a recreational community. Some wanted

Important Reminder— Water Rate Increase:

Weber Basin increased the Annual Water Connection fee by \$25.00.

This increase has been added to your recent statement—which was mailed/email on May 29 and is due upon receipt.

The increase is listed as:
Annual Assessment: Water Connection Annual Water Connection Assessment Increase for Weber Basin Charges

You may pay this fee online with a credit card or bank account using the link on your online invoice or send a check via mail to Lake Rockport Estates, 100 Rockport Blvd., Coalville, UT 84017.

For any questions regarding your bill, please contact our Secretary, Jayme McWidener, at lakerockportestates@gmail.com

roads to be a bigger focus. And people want to see a plan--of how much time and money this is really going to take. Others offered "creative accounting" for the potential increase and comparison to water bills in developed communities. All good feedback!

And in a separate post we addressed a few questions:

What is the need for extra backflows? Dual check valves on water meter sets do not meet Federal EPA requirements to prevent bacteria.

When will implementation costs hit members? All aspects of the community needs will be considered before deciding on an increase.

Can each homeowner replace the lines? Each property owner will be responsible for replacing lines on his/her property.

Why the upgrade? We need to replace existing lines because they are not deep enough in the roads nor meet existing codes.

BACKFLOWS—FOLLOW-UP INSPECTION

This year 91 backflows were inspected, repaired and certified to meet the State Division of Water requirements. Backflows needing repairs were caused by either freezing, overheating, or dirty from installation. There were a few damaged during reinstallation. (Be careful not to drop the devices to the ground while installing.)

The State is doing a follow-up inspection of our backflow program during the month of June to make sure that we are in compliance. And so far, they are very happy with what they've seen—both on a residential and mountain management level.

And even though residents cannot "test" their own backflows—backflows only go on one way. Water leaks at a connection point do not constitute a "fail" and you will be able to tighten those when you turn on your water. Failures occur by overheating (excessive heat tape), expansion breaks from freezing (not fully draining your system), a damaged device, dirt or self-repairs.

Remember any lot requiring a backflow and one is not installed, the water meter will be locked out until the proper backflow is installed and inspected. Any locking device that is illegally removed without POA approval is considered a theft of public utilities, and possible public safety endangerment, and charges will be filed along with the termination of services.



FAQs

You've read the CC&Rs and know where to find them for reference—but what about all those other "rules" we have? Wouldn't it be great if you had all that information in one place—right at your fingertips? Well, now you do! The Board has created a listing of FAQs on our Facebook page and has included them as an attachment to this newsletter.

We hope you find this list helpful. And if you have any suggestions for other FAQs, please contact a Board member.

BE AWARE AND PREPARED—WILDFIRE SEASON

Although our community is in the mountains, we still live in a desert. This translates into our summers usually being hot and dry and often referred to as wildfire season. Many of us are all too aware of this reality having experienced multiple wildfires on the mountain. It's always a good time to be proactive. Clear a defensible space around your home, 30' is recommended. Thin the brush and trees surrounding your house, prune the lower branches on trees, mow dry grasses and weeds and always remove dead limbs, leaves and other debris.

Natural debris can be disposed of at the burn pile located just north of the parking/dumpster area. This will be burned safely in the winter. Please, natural debris only (trees, brush, etc.). **Absolutely no construction debris allowed—no 2x4s, pallets, desks, etc.** Although many of those items are wood, they contain nails, screws and toxic chemicals when burned. People don't need flat tires and we don't need to poison everyone either.

Please take note of the Fire Danger Level sign when entering the community. The fire sign is monitored by our Mountain Manager, but we do not determine the danger level. Fire danger levels are issued by the Northern Utah Interagency Fire Center. The higher the danger level, the quicker grass and brush can catch fire and spread. Be careful with outdoor fires, grilling, welding, pulling trailers, driving/parking on grass, etc.

For more information, please visit Summit County's site: www.co.summit.ut.us>[Fire-Warden](#) or Northern Utah Interagency Fire Center www.gacc.nifc.gov.

ARCHITECTURAL—ANOTHER BUSY SEASON

We have approximately a dozen homes under construction or about to begin, making this season almost as busy as last year. Approximately one third of the lots have now been developed. There have also been about a dozen land and home sales. Many of the new lot owners have expressed interest in building. If that should be the case, we anticipate next season to be busy too.

With all the construction, so come all the delivery trucks, crews and equipment. They are doing their best to not block the roads, unload materials and just do their jobs. Do not pass them, or any vehicle for that matter, unless they yield. That is dangerous for



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And check out the [Building Architectural & Site Modifications Guide page](#) on our website for:

- Submission Requirements
- Construction Regulations
- Architectural Guidelines, etc.

everyone. Most of us up here on a daily basis have homes. Our homes were once the source of the hustle and bustle. Please be patient with the construction. It's a short building season and the dust will settle going into winter. Let's welcome our new neighbors and keep this a friendly and desirable mountain to live on.

As a reminder, if you are planning or have any questions in regard to building a home, adding an addition/garage or making improvements to your lot (driveway, perk test/septic, etc.), please contact a member of the Architectural Committee. We can save you a lot of time and headache if you check in with us before proceeding with your project.

WEBSITE UPDATE

Our current website is still accessible—you can click on the "ENTER LRE WEBSITE" link below the blob image. However, this site is **not** mobile friendly, and we cannot make any updates to the site. The platform the website was built on is no longer accessible nor supported. We are currently working on launching a new site. The site has been built for some time (thank you community member, Max!) and the Board is working on updating the content and many forms and links. But unfortunately, this is an extremely slow process as the website has not been a large priority.

For now, your best source for updates is our Lake Rockport Estates Facebook page. (See link on sidebar.) And, of course, you can always reach out to a Board member via phone or email with any concerns or questions. (We also love compliments!) We appreciate your patience as we work to get the new (and yes, it will be mobile friendly) site up and running.

PACKAGE SHED SECURITY

There have been concerns that packages from the package shed have been stolen. The POA has looked into these concerns only to find out that packages have been delivered to other subdivisions, not delivered at all, and in some cases the packages were in fact in the shed area.

Remember you need to join the package shed group to receive packages or your deliveries will be returned. And remember that your door code is assigned to you and you are not share it with anyone. Contact Alan Lindsley if you would like to sign up for this service.



Facebook

Lake Rockport Estates has an official Facebook wall, Lake Rockport Estates (community). This is managed by the Association for official news and updates. If you have questions for the Board, this outlet can be used as well as email, text or phone.



Do not confuse the above wall with Residence of Lake Rockport Estates FB wall. This wall was created by a member for people within the community to communicate with each other. This wall should not be seen as a reliable source for official and accurate Association info and updates. Although some Board members are part of this page, it's not a good way to communicate with us. We are not always on or monitor this page. If you have questions for the Board, please contact us directly.