
Winter 2019 Newsletter

Lake Rockport Estates Property Owners Association (LREPOA)

Property Association Voicemail: 435-200-9119

Billing Inquiries: 801-739-9480

Email: lakerockportestates@gmail.com



Important Reminders

Your backflow system is vulnerable to freezing and should be removed once the water is turned off—or at least kept warm—during the winter months. You can cover your system with an insulated pouch (sold online at Home Depot) or with a plastic “rock” and install a lightbulb or low watt heater under the rock, or wrap the backflow components in heat tape.

However, please be careful not to overheat the system as the plastic fittings inside of the pipes can melt and damage the system.

Questions? Call Alan at 801.560.7021.

WINTER WEIGHT RESTRICTIONS

As a reminder, we have increased the winter weight limit from 12,000 GVWR to 18,000 GVWR. However, in an effort to be more flexible there may be times, between the November 1 and March 31 restricted dates, that we allow vehicles weighing 18,000 GVWR or more to enter the community. **Please be aware of the new winter weight restriction sign posted on our gate that will note whether large vehicles are allowed or not due to weather conditions.**

WINTER TIME ROAD REMINDERS

The Association does not provide snow removal services. The only exception is from the gate to the dumpsters so the dumpsters can be serviced and deliveries can be made to the package shed, and the top tank area. **You are responsible for your own access to your property. If you plan on providing any type of snow removal on our roads remember to get an updated release of liability form turned into the Association before starting.**

Be prepared for snow pack and icy road conditions. Snow removal on the roads is a voluntary effort. Volunteers do their best to keep the main roads open, but be aware that there are several sections of road that do not get plowed at all.

The following are some guidelines and suggestions for using the roads during the winter.

- 4 x 4 vehicles with snow tires, studs and/or chains are highly recommended.
- Add weight to your vehicle to provide extra traction.
- A good snow shovel should be standard equipment for all vehicles.
- SLOW DOWN. Roads are slippery. Do not exceed the 18-mph speed limit.
- Never pass other vehicles on the road.
- Do not abandon your vehicle. If you get stuck, be prepared to get your vehicle out of the road. That may require digging or calling for a four-wheel drive tow truck.
- Avoid parking on the roads. Do not block or compromise the snow removal efforts or access for others.
- Do not block the dumpsters. Residents and visitors need access to dispose of their household garbage and the garbage truck needs to be able to dump the containers.
- Pedestrians please use caution while in the roads. Vehicles may not be able to stop for you in time.
- If you will be using the parking lot during the winter, please pull your vehicle in as far as you can to allow us to plow and limit any damage to your car. Also remember the 72-hour parking limit.
- When approaching a vehicle or equipment that is actively removing snow from the roads, wait until it is safe to pass.
- Reminder, **wait for the gate to fully open before proceeding downhill to avoid causing damage to your vehicle or the gate.** If you or your party damages LREPOA's property, you are responsible for the cost of the repairs.



Contacts

Nachi Fairbanks, President
801-971-1693
hidesrt@gmail.com

Suzanne St. Pierre,
Vice President
435-659-6447
soozpetty@gmail.com

Steve Sady, Treasurer
801-243-2473
rssadygp2@gmail.com

Alan Lindsley,
Mountain Manager and
Member
801-560-7021
lindsley@hughes.net

Greg Warner, Member
801-750-2745
gwarner@uolf.org

Dani Silva, Member
801-913-7082
dsilva@nelsonlabs.com

PLOWING ROADS AND DRIVEWAYS—PRE-APPROVAL REQUIRED

If you would like to volunteer to plow the community roads—or will be contracting someone to plow your driveway and the plowing will extend to the road, **you must complete the Snow Removal Release of Liability Form before plowing begins.** Please contact Alan at 801-560-7021 for the form or download it from our website at: http://lakerockportestates.com/wp-content/uploads/2018/11/Snow-Plow-Release-of-Liability-Form_FINAL.pdf.

The snow removal form covers the rules and procedures of plowing and requests insurance information. It is the responsibility of the property owner to notify Lake Rockport Estates POA of any vehicle or insurance coverage changes.

We thank all our volunteer snow plowers! We appreciate your cooperation!

WE JUST KEEP GROWING!

Lake Rockport Estates has experienced another busy year of growth. We had twelve new houses and two garage additions submitted this year, seven of which are under construction and/or finished. The others are expected to break ground next year. This is in addition to the many homes already in progress.

Not only did we have several new homes built on the mountain, but many homes and properties have changed hands as well. It's sad to see our neighbors move. We wish them well in their new endeavors, but we welcome our many new neighbors. We hope that they enjoy it here as much as we do.

If you are new to the neighborhood, looking to buy or build, we recommend visiting our website: www.lakerockportestates.com. There you will find a lot of relevant information about living on the mountain and our building guidelines. One thing you will learn is this is not a traditional suburban neighborhood. Our roads are not paved; the POA does not provide snow removal. You'll drive over a mile or more to take the garbage out and pick up mail/packages, and water is not supplied year-round. There is also abundant wild life (deer, rabbits, coyotes, etc.) that you may come into contact with.

As well, you'll find the CC&Rs/amendments, Architectural Guidelines, other rules and information on roads, snow removal, garbage/recycle, mailboxes, pack shed, gate codes/devices, the water system, fire danger, etc. Whether a new or current resident, it's a good idea to familiarize yourself with the website.

THE FUTURE OF WATER

The Board has been looking into low-interest loans / grants to continue with the move to year-round water and / or the digging of another well. We have also been working with a local HOA to determine how they transitioned to having an outside water company manage their water needs. We are looking at our current water fees structure and what type of increase would be needed if we are / are not eligible for any loans / grants and what amount of funds would be needed to continue with the year-round water project and / or dig a new well. Stay tuned for more information next year.

DARK SKIES PROGRAM ADOPTED BY SUMMIT COUNTY

One of the many enjoyments about living in this area is being far enough away from the city to be able to see the stars at night. But as this area continues to grow, so is the light pollution. Summit County recognizes the many issues regarding light pollution and has adopted new lighting regulations for both Eastern Summit County and Snyderville Basin. (ord. 895 3-13-2019)

Ordinance highlights include:

1. Required compliance of all uses, commercial and residential.
2. Requires that all new lighting be full cutoff.
3. Provides exemptions for certain lighting (agricultural lighting, traffic lights, public safety, holiday lights, etc.).
4. Prohibits certain types of lights (architectural lighting, landscape lighting, spot/flood lights).
5. Established an amortization schedule requiring that all lighting be in compliance with the code after seven years of the adoption of the ordinance.

CHANGE IN BOARD

We are very sad to report that Dani Silva, current Board and Architectural Committee member has put forth her resignation to step down from her position as of January 1, 2020. Dani's career has taken her in a new direction that will include frequent travel outside of the country, making it difficult to attend Board meetings and / or be an active Board participant. We greatly appreciate Dani's contributions to the Board over the last two plus years, her "can do" attitude and willingness to take on new projects with a smile. She will definitely be missed! We wish her great success in her new job and are glad she will still be an active community member!

MAILBOX POLICY UPDATE

On the Mailbox Use Agreement (that can be found here: <http://lakerockportestates.com/wp-content/uploads/2018/12/LREPOA-Mailbox-Use-Agreement.pdf>) we state that: "Mailboxes and/or keys are non-transferrable; locks will be changed when lot ownership changes"; we will be changing that to: "Mailboxes and/or keys are non-transferrable **to other property owners (between lots)**; locks will be changed when lot ownership changes." Meaning that Lot A cannot give Lot B his/her mailbox; Lot A's mailbox is only transferrable to Lot A's new owner.

INTERNET

We are working with both Rockport Lightning/Wicked Fast Internet and Utah Broadband (UBB) to supply services to community members and to provide a stable, reliable service to the Association for gate and water system needs. Watch our Facebook page for updates on availability. Our Facebook page can be found here: <https://www.facebook.com/Lake-Rockport-Estates-120752571269620/>

*****NOTICE*****

Lake Rockport Estates POA Board of Trustees is considering changes for the following:

Architectural Guidelines

1. **Back Flows:** Per the State of Utah, projects that have water holding tanks and/or pressure pumps are required to install an approved back flow. Back flows are required to be inspected annually.
2. **Pressure Regulators:** Due to possible fluctuations of pressure in the Association's water system, pressure regulators are required to help avoid any damages.
3. **Thermal Expansion Tanks:** Required to be installed on water heaters.

Construction Regulations

1. **Trash Disposal:** To allow more flexibility for those building, we will allow the use of a trailer for trash disposal. Trailers must meet the same requirements as a dumpster: minimum 8 cubic yards, remain on site and be dedicated for garbage during construction and not allowed to be stored on the road or neighboring property. Construction debris is also never allowed in community dumpsters.

An open forum for comments and discussion will be made available at December's scheduled board meeting. If you are unable to attend, please email your comments to lakerockportestates@gmail.com by December 11.

Date: Wednesday, December 11, 2019

Time: 7:00 PM – 8:00 PM

Location: Salt Lake County Government Center | 2001 South State Street | Salt Lake City, Utah
Room S3010 (South building, 3rd Floor. Must enter and check in at North building)