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## SPRING NEWSLETTER

May 17, 2022

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# Lake Rockport Estates Property Owners Association

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Our neighborhood is continually growing and changing. There were approximately 41 properties that sold last year. It can be tough to see many of our neighbors move away. We wish them the best in their new adventures and welcome our new neighbors. We hope they grow to love it here as much as the rest of us.

Unfortunately, we mourn the passing of a few neighbors. Our sincere condolences to their family and friends. Their presence will be greatly missed.

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### BOARD OF TRUSTEES

Once per year, there is an election to nominate members to Lake Rockport Estates POA Board of Trustees. These are volunteer positions and the terms are for three years. Proxies have been included with the distribution of the newsletter. Be sure to vote and return the proxy by June 11, 2022. Proxies will be accepted at the Annual Membership Meeting.

Proxies will be tallied at the following Board Meeting in July. After which, elected members will be notified and their term will begin in August. Results will be published in the Fall Newsletter and posted to Facebook.

### NEW ANNUAL ASSESSMENT

As many of you may have noticed, Annual Dues Assessments increased by \$475 starting this year. This increase is for well #3 a.k.a. the New Well Project and the estimated increase cost of operation for the new well. The assessment may be subject to change upon completion of the project and the final cost is accounted for. The project is not just drilling a new well but the infrastructure to get the well hooked up to the existing water system, as well as, replacing a section of distribution line, fire hydrants and updating water meters along a section of Rockport Aspen and Juniper.

The new assessment is not a one-time charge. The loan for the New Well Project is for forty years. After that time, the loan payment amount may expire from the Annual Dues and/or be reallocated to other projects.

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[lakerockportestates.com](http://lakerockportestates.com)

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### Important Reminders

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#### Annual Meeting, Mountain Clean-up and BBQ

**Saturday, June 11, 2022**

**8 A.M.: Clean-up:** Meet at the dumpsters/parking lot.

**1:30 P.M.: Annual Membership Meeting:** Wanship Fire Station, 2000 Hoysville Road

Zoom invitations will be emailed. If you do not receive correspondence from LRE via email, be sure to update your information with us to get an invite.

**4:30 P.M.: Potluck BBQ** as a thank you for those that helped with the clean-up but everyone is welcome: Location: Starder Residence: Lot 202 / 250 E Crestview.

#### Backflow Inspections

Backflows must pass inspection before your water meter can be turned on. Back flows should have been installed by May 15<sup>th</sup>. If it's not in place for inspection, your water meter will be locked out and a \$100 annual unlock fee will be charged.

#### Republic Services

Be sure to pay for your garbage/recycle service directly with Republic Services. Invoices are usually sent out in July. The POA does not contract for this service.

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## PROGRESS UPDATE ON THE NEW WELL PROJECT

The following update is provided by our water engineer, Ted Mickelsen, P.E., Regional Director with Jones & DeMille Engineering. His services have previously been utilized for well #2, the top storage tank and replacement of sections of distribution lines and now the new well project. This engineering firm is in charge of assisting the POA in design/engineering of the water system, obtaining funding and permits, getting the project out to bid and working with contractors. They basically over see A-Z of all major water projects for LRE.



The most time-consuming part of a project like this is securing the funding for the project. That has been the primary bulk of the workload over the past several months. With the selected funding agency, USDA Rural Development, there are specific tasks that must be completed for the funding authorization and project approval. Below is an outline of the tasks that have been completed:

✓ **USDA Rural Development Preliminary Engineering Report (PER).** This is a comprehensive report that is prepared to validate the need and feasibility for the project. It contains several sections that are necessary for the authorization of the project. The most prominent of these, among others, include:

- **National Environmental Policy Act (NEPA) process.** This is typically the most time consuming item due to the public involvement and governmental reviews. For this project, an Environmental Assessment (EA) was required which included:
  - Physical environmental site surveys for the potential of historical artifacts, wetlands, and threatened and endangered species at or near the site.
  - Preparation of the Environmental Document.
  - Review and concurrence with the State Historical Preservation Office (SHPO)
  - Consultation with the Tribes
  - Publication in the newspaper for public comment
  - Review by Rural Development
  - Preparation of the Finding of No Significant Impact (FONSI)
  - Publication of the FONSI
- Engineering study for justification of the project
- Review of potential alternatives to the project
- Planning level design to develop an engineering probable project costs for the project
- Preparation of financial information for the funding and debt service repayment
- Prepare the draft PER
- Review of the PER by the Utah Rural Development Office
- Respond to comments of the draft report and prepare the final report

The PER is completed and reviewed by the Utah Rural Development Office. It will be sent to the National Rural Development office for approval.

### Current Board of Trustee Members:

Nachi Fairbanks, President  
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Greg Warner, Vice President  
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✓ *Well Site Preliminary Evaluation Report.* This is report required by the State Division of Drinking Water that investigates the proposed well site for potential threats to water quality (pollution sources) and characterizes and outlines source protection areas.

✓ *Well Drilling Technical Specifications.* These are the technical specifications that the well driller will comply with to satisfy the project and State requirements.

✓ *Water Right Application for Exchange of Water.* The Association's Proof of Beneficial Use had expired so we worked with the Utah Division of Water Rights to bring this current. During the process it was also discovered that one of the water rights was not located at the current well site (point of diversion). Additionally, this new well site (Well #3) needs to be included in the water rights as a new point of diversion. We were able to prepare one application to accomplish all these items.

✓ *Short Term Financing.* The USDA Rural Development will be the source for the long-term funding of this new project. However, they look to the Owner to provide the short-term financing. At the recommendation of Rural Development, we have been able to locate a short-term financier and have been coordinating with them.

The above-mentioned items are tasks that we have been working on and have been completed over the past several months. In the upcoming months our tasks will include:

- Obtain final approval from National Rural Development
- Finalize the short-term financing for the project
- Issue the well drilling contract for bid to well drillers
- Begin design of the well equipment and well house
- Begin construction for drilling the well

We realize this process is time consuming when working with the Federal funding agencies, but we are closing in on the final funding authorization to begin the actual project work. If we can provide any additional information, or if you have any questions, please feel free to reach out to us.

Thanks,

Ted Mickelsen, P.E.

Regional Director

## 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 feet is recommended.** Thin the brush and trees surrounding your house. Prune the lower branches on trees and mow dry grass 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. **Absolutely no construction debris allowed.** Although many items are wood, they contain nails, screws and toxic chemicals when burned. People do not 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 the Mountain Manager, but we do not determine the fire danger level. Fire danger levels are issues 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 trailer that chains don't drag, driving/parking on grass, etc.

For more information, please visit Summit County's site: [www.co.summit.ut.us/561/Fire-Warden](http://www.co.summit.ut.us/561/Fire-Warden) or the Northern Utah Interagency Fire Center [www.gacc.niifc.gov/gbcc/dispatch/ut-nuc/index.html](http://www.gacc.niifc.gov/gbcc/dispatch/ut-nuc/index.html)

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## DROUGHT RESPONSE

Like most of the West, we are still experiencing extreme drought. Unfortunately, like many of our neighboring communities, this means we will continue to experience water supply issues.

The Association closely monitors the well's water production and storage tank levels. If production falls below certain levels, the Drought Response Plan will be implemented to help conserve water.

Keep an eye on the web site, Facebook and/or bulletin boards for implementation of drought response phase and what those phases entail.

## SEPTIC TANK TIPS

Septic systems can contaminate ground water if they are misused, improperly maintained, or improperly constructed. The major contaminant discharged from septic systems is disease-causing germs. These germs (bacteria and viruses) can cause many human diseases. Another contaminant discharged from septic systems is nitrogen in the form of nitrate. If the nitrate level of drinking water is too high, infants, up to the age of six months old, can develop a fatal disease called blue baby syndrome (methemoglobinemia). Additionally, if toxic chemicals are disposed in a septic system, they can percolate through the drain field and into the ground water. The ground water is where our well pulls from.

The basic septic system is composed of a septic tank followed by a drain field. Wastewater flows out of your house and into the septic tank through the building sewer pipe. Once in the septic tank, most solids in the wastewater settle to the bottom of the tank to form a sludge layer. Other solids float and form a scum layer on top of the wastewater. Some decomposition of solid material takes place here, but the primary function of a septic tank is to trap solids and prevent them from entering the drain field.

Wastewater treatment is restricted to a rather thin zone of unsaturated soil underlying the drain field. Many of the harmful bacteria and microbes are filtered out as the wastewater passes through this soil. Some of the smaller microbes (viruses) and nutrients such as phosphorus and some forms of nitrogen are trapped and held (adsorbed) by soil particles. Once the effluent reaches the groundwater table, little treatment occurs. Soils can differ markedly in their pollutant removal efficiency. The ability to which soil can remove pollutants in the wastewater determines how many impurities will eventually reach the groundwater beneath the drain field.

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## Other Reminders

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### Road Grading

Road grading will be performed in coordination with the mag water application. Currently, mag is out until late July. We are exhausting options to try and source this service sooner than July though.

Watch our Facebook page and website for updates.

Please remember during the mag drying time to keep your speed down to 5 MPH. It will make the job last a lot longer.

### Noxious Weeds

As a property owner, it is your responsibility to control noxious weeds on your land. Summit County can help you identify which weeds need to be eliminated.

[www.summitcounty.org/155/weed-division](http://www.summitcounty.org/155/weed-division).

The Association will also be providing weed abatement chemicals at no charge. Please contact Alan for more information.

### Architectural

If you are planning to build a house, put on an addition, add a garage/shed/deck or modify your lot, such as a fence or installing a driveway, you need to check in with the Architectural Committee. If you are unsure your project needs approval, please ask before proceeding. For more information, please visit the website.

### Speed Limit is 18 MPH

Please have courtesy and respect for your neighborhood by abiding to the posted speed limit of 18 MPH. This goes for all vehicles; summer or winter, day or night. The roads are not a race track. Speeding causes washboard and dust. Burn outs and donuts cause damage. The speed limit is for everyone's safety and helps maintain the integrity of the roads.

### Private Property

The lots within the subdivision are all privately owned. All property owners have the right to access their property via the roads. This does not grant people the right to access other properties though. Unless you have permission to access the land, please do not do so.

## **PROPER DISPOSAL PRACTICES INCLUDE:**

- Use only a moderate amount of cleaning products.
- Do not pour solvents or other hazardous waste down the drain.
- Garbage disposals should not be used as they tend to overload the system with solids. If you have one, severely limit its use.
- Do not pour grease or cooking oil down the sink.
- Do not put items down the drain that may clog the septic tank or other parts of the system. These items include cigarette butts, sanitary napkins, tampons, condoms, disposable diapers, paper towels, egg shells, and coffee grounds.

## **WATER CONSERVATION**

There are limits to the amount of wastewater a septic system can treat. If you overload the system, wastewater may backup into your home or surface over your drain field. Problems caused by using too much water can occur periodically throughout the year or be seasonal. For example, the soil beneath your drain field is wetter in the spring than it is in the summer and its capacity to percolate wastewater is somewhat diminished. If you wash all your laundry in one day, you may have a temporary problem caused by overloading the soil's capacity to percolate wastewater for that day.

To reduce the risk of using too much water, try the following:

- Use 1.6 gallons (or less) per flush toilets.
- Fix leaking toilets and faucets immediately.
- Use faucet aerators (sinks) / flow reducing nozzles (showers)
- Limit the length of your shower to 10 minutes or less.
- Do not fill the bathtub with more than 6 inches of water.
- Do not wash more than 1 – 2 loads of laundry per day.
- Do not run the dishwasher until it is full.

## **SEPTIC TANK CLEANING**

It is recommended that the solids that collect in your septic tank be pumped out and disposed at an approved location every three to five years. If not removed, these solids will eventually be discharged from the septic tank into the drain field and will clog the soil in the absorption trenches. If the absorption trenches are clogged, sewage will either back up into the house or surface over the drain field. If this happens, pumping the tank will not solve the problem and a new drain field will probably need to be constructed on a different part of the lot.

## **THE LOWDOWN ON LIVING IN LAKE ROCKPORT ESTATES**

Lake Rockport Estates (LRE) is a beautiful place to live but is very different compared to typical suburban neighborhoods. LRE was originally designed and approved by the county as a summer home community which in short means; it has a seasonal water system and access, services such as natural gas and phone were not installed and certainly not the internet because it did not exist in 1971, mail and garbage services are not available door to door and houses are required to be connected to a septic system.

LRE has a mix of cabins, year round houses and vacant lots. If you are building and/or making modifications to your lot, you must check in with the Architectural Committee. The Architectural Guidelines can be found on the website.

During the construction of a house, campers or other temporary dwellings can be utilized for up to two years. They can also be used for recreational use but only during the spring, summer and fall and must be removed by October 1. They cannot return until conditions allow in the spring. Campers/temporary dwellings must have a toilet facility contained within and disposed of off-site of LRE property. After a house is built, a camper can be stored on the lot but cannot be used as a permanent dwelling.

The water system is still seasonal, although the Association is continually making improvement. The water season is June 1<sup>st</sup> – November 30<sup>th</sup>. Per LRE's Cross Connection Policy, private wells are no longer allowed in the subdivision. For those that choose to live here year round, they install water holding tanks with pressure pumps to do so. So how much water storage does one need? That depends on how many people are in the household and how efficient they are. If possible during the summer, monitor what you use regularly for a week. Then see what you use in a week while conserving. From there you can figure out if you have enough storage to make it through the off season.

The State of Utah requires houses with holding tanks and/or pressure pumps to have a specific type of back flow preventer. This keeps contaminants from entering the community water system. Back flow must pass inspection each spring before the street water can be turned on that property. The Association makes arrangements for these inspections and minor repairs/adjustments will happen during this time. If the back flow does not pass and repairs can't be made, the owner will be notified. Please note, water meters will be locked if the back flow is not in place at the time of inspection or does not pass inspection. There is a \$100 annual unlock fee.

The property owner is responsible for the care of their back flows. It is recommended that back flows be wrapped in heat tape to prevent freezing and covered with an insulated bag designed to keep out wind chill. In conjunction, many people then cover the ensemble with a plastic faux rock which can be pinned to the ground. This helps hide everything and further protects the back flow. Do not over wrap/heat the back flow though, it can warp parts and cause damage. Once the street water is off come winter, the back flow should be removed and stored where it won't freeze. Leaving it in place with heat tape on can eventually "cook" the insides by evaporating the water and warping parts. Back flows must then be re installed come spring.

Water holding tanks should be filled soon after the street water is on for two main reasons. One, the community well produces more water in the spring than fall. Get the tanks filled while water is available. Second, if the community water system should get shut down for some reason like a break, houses will need to draw from the holding tanks till repairs are made.

Water meters are read once per year in the spring prior to the initiation of the water system. At this time, all meters will be turned off so the system can be cleaned and flushed with high doses of chorine. This can be toxic and very harmful. **DO NOT open the water meter until you are notified it's safe to do so!**

During the initiation of the water system, you may see water running from various hydrants on the mountain. DO NOT turn them off! It's a lengthy and complicated process to get the water system up and going. The water is running for a reason. If it should get turned off, it can cause damage and/or the entire process may have to start over.

After you are given notified to turn the street water on, it's a good idea to read the meter and make note on where you are starting out for the season. Additionally, try to go out on a monthly basis to monitor your water usage. By monitoring your usage, you've got the opportunity to catch a possible leak and in general, it's good to know how much water you are using. If you believe there is a leak on the Association's side of the meter or if you notice a leak someplace else, please contact the mountain manager.

Water invoices will go out sometime during the summer. This is separate from the Annual Dues Invoice which goes out in November. Water invoices will include water usage from the previous year and if applicable, the current years back flow inspection and/or any back flow repairs.

All the roads within the subdivision are improved with road base. At least once per year, the roads are graded. There may be a few secondary roads and/or cul-de-sacs that are not graded as regularly because it's not needed. After grading, the primary roads receive a mag water application which mainly keeps the dust down and help preserve the grading. During this time, the speed limit will be dropped to 5 MPH until the mag water cures. This will help to keep the grading nice and smooth plus you don't want the mag coating your vehicle. It's basically salt and will cause deterioration to your vehicle.

Please abide by the posted speed limit of 18 MPH. This goes for all vehicles! Speeding can cause washboard, can kick up dust and be a hazard to the wildlife and those walking on the roads. Plan accordingly and leave yourself enough time to get off the mountain in a safe and courteous manner.

On either side of the roads is private property. So don't leave the road or your property onto someone else's lot unless you have permission to do so. This is otherwise known as trespassing.

There is a Winter Weight Restriction. Road's are closed to vehicles in excess of 18,000 GVWR from November 1<sup>st</sup> – March 31<sup>st</sup>. Weather and road conditions permitting, extensions in the fall may be allowed. Please refer to the sign on the gate and/or ask the mountain manager. Do not make assumptions! Conditions at the bottom of the mountain can be very different from the top. The rule is in place for everyone's safety and to protect the integrity of the water system.

All tracked equipment must be trailered to the site. If you feel the road does not allow this to happen, contact the mountain manager to discuss the circumstances and work out arrangements. During the winter, tracked equipment may be required to remove snow/drifts. Again, don't assume this is okay. Permission from the board must be granted prior to tracked equipment being allowed on the roads.

Property owners are responsible for keeping the culverts at the ends of their driveway clear so water can pass through. Clogged culverts cause water to be diverted into the road which can cause erosion and damage. Also, run off from driveways need to be diverted into the drainage and not run into the road for the same reasons.

The Association does not provide any winter maintenance/plowing with the exception of the gate area and dumpsters so the garbage/recycling can be serviced. Winter time access is provided by volunteer members on the mountain. There is no set schedule nor do all the roads get plowed. If you need access to your home in the winter, be prepared to take care of yourself. If you choose to perform snow removal on the roads, you are required to sign a Release of Liability form with the Association.

Roads during the winter will be snow packed and can become icy. Be prepared with a good four wheel drive vehicle equipped with snow tires, many people prefer studded, and chains could be required at times.

Aside from power and water, there are no other utilities in the road and there are some parts of the mountain where power has not been installed. If your lot is in this area, it's your responsibility to contact Rocky Mountain Power for a quote/service and the installation of the underground conduit. Please note; the Association charges a utility assessment for any work performed in the road's right of way.

If you want gas, installing a propane tank is your option. You can either lease or purchase a tank. If you choose to lease, you are required to purchase gas from that company. If you purchase a tank, you have the option to shop around for the best price to fill up and the option of purchasing a below ground tank which are more visually appealing, has greater holding capacity and are in general safer. Either way, for the best rate, fill the propane tank when the demand is low i.e. during the spring/summer. Then if need be, top off before winter but prior to the WWR taking effect November 1<sup>st</sup>. You do not want to run out of gas in the middle of winter. Plus, that's when propane is most expensive.

Many people aren't used to having a septic system. It's a good idea to know where the clean out is so it can be serviced. This isn't the little four inch pipe sticking out of the ground with a twist cap. This is a manhole large enough that the septic pumper can lower their large suction tube into the tank. Much of the time, this will be buried and that's okay. You just need to know where it can be found when the time comes. If you don't know where this is, contact the Summit County Health Department. They have records for most houses that will help pinpoint the location. Healthy septic systems shouldn't need to be pumped very often (See septic article), but if it should be in need of service, please have it done prior to the Winter Weight Restriction.

Internet is available to most of the mountain but options are limited. There is no fiber in the ground. Most services are line of site which means signals are replayed from one dish to another. So it really depends where your lot is and if you can see these relays. Companies include; Rockport Lightening, Utah Broadband and WiFiCow. Then there are the satellite companies such as Starlink and HughesNet and if you have cell service, those companies are an option as well.

If you have internet, you have more options for phone services and television. Otherwise, phone service is limited to cell phones and TV to dish services or an antenna. Not all parts of the mountain have cell service and/or it can vary by carrier. It's a good idea to check to see if you have service.

Garbage and recycle dumpsters are located at the bottom of the mountain in the parking area. The Association does not contract these services. Services are paid by homeowners directly to Republic Services once per year and arranged for by Summit County. So they are subject to Summit County ordinances. Garbage day is Tuesday and Friday and recycle on Friday. **These dumpsters are for household garbage only!** No construction/remodel debris, commercial or garbage brought from outside the community, appliance or large items. Each household is allocated 60 gallons per week or the size of a roll out garbage can like you see in the city. If an item wouldn't fit in a city type can, it certainly doesn't belong in the dumpsters. Take it to the landfill which is just a short drive to the south.

The Association manages the area/land where the dumpsters are located. **Please help keep this area clean by not placing items on the ground and if possible, keep the lids closed.**

Wildfires are always a concern. It's a good idea to keep a defensible space around your home by clearing vegetation and debris. To help aid this effort, there is a burn pile north of the parking lot. Like the dumpsters, no debris brought from outside the community or construction/remodel debris is allowed, natural vegetation only. The pile is then burned during the winter when safe conditions allow.

Mailboxes are located by the gate just off State Road 32. They are no longer issued by the United States Postal Service. Due to a limited amount of boxes, the Association will only sell them to properties with a house. There is a fee for this and an agreement which can be found on the website. No need to use a PO Box address, simply use your county issued address. If a house should sell, the mailbox goes with it but there is a lock change fee and a new agreement must be signed.

Packages delivered by companies such as FedEx or UPS cannot be delivered directly to homes. The Association has a Package Shed located in the parking lot for these types of deliveries. There is a one-time fee to join and an agreement stating the rules that must be signed. Again, use your regular mailing address for deliveries. Please pick up packages in a timely manner as space is limited. It's recommended to sign up for text notifications with the carriers.

One of the great benefits of living in the mountains is the abundant wildlife. Coyotes, rabbits, deer, bobcats and migrating elk herds are common to the neighborhood. Do not feed the wildlife and be aware that predators such as coyotes and bobcats can be a threat to household pets. Also, be careful driving as deer are not street smart.

Please abide by Summit County ordinances regarding pets. Pets should not be on allowed to wander, be a nuisance with continual barking, kept under control and/or on leash when walking and refuse picked up.

Hopefully, this information is helpful.