

April '25 Community Newsletter



Updates to the HOA board in Aspen Cove

We are grateful for the efforts, dedication and commitment of Jared Edwards as the President of the association the last number of months. Volunteer jobs often times go unthanked but not unnoticed. At January's annual meeting it was discussed and voted on with approval that Jared would be transitioning out of the role of President and Scott Harding would be sliding into that spot. That officially took place earlier in April at the most recent board meeting. Jared has served on the board for many years in different capacities and has been a great support and influence on our community. We'd like to thank Jared for his efforts for those many years. Jared is going to transition into more of a support role for the time being but plans to stay involved with the efforts of the community and the board. His experience and knowledge will continue to be helpful, but we are also excited for him to have a bit of a break and do some traveling with his wife and family.

There are a few other changes going on with the board that have been in the works for quite some time. We have a couple of board members that have transitioned into more of a support position over the last number of months. Keri Huntsman is currently transitioning into the secretary role and Bonnie is going to fulfill support role in that position. Bonnie has done a great job over the years and is supporting Keri in this transition. We appreciate the years of service and dedication of all that serve our community. There are opportunities to serve in many capacities. The voting board members consists of 7 people, we have an additional 2 alternates and many Board Support positions. If you would like to be involved with the efforts of the board please feel free to inquire. Currently we have 2 board positions available and Board Support positions. Being a part of the boards initiatives is a great way to get to know and understand the community better. We meet in person once per month at someones cabin. If you don't currently have a cabin, no worries you can still be involved. We have some fun initiatives in the works and would love to add to the perspective and dynamics of the team.

Currently this is the roster for the Aspen Cove Board:

1. Scott Harding; President
2. Nicole White; Water system/Roads
3. Lee Edwards; Water system/Roads
4. Keith Jensen; Architect committee
5. Doug Huntsman; Common Areas/Compliance



6. Scott Jarrett; will officially be transitioning into an alternate or support at the May meeting.

Current Alternates: Kris Poulson and Bob Conner

Board Support positions:

Rob Balter (Treasurer)

Keri Huntsman (Secretary), Bonnie Seastrand (support to Keri)

Todd Jones (Gates)

Allen Rowe (Compliance)

Tiffany Jones (Weeds and Fire Prevention)

Crystal Edwards (Weeds and Fire Prevention)

Bob Fairbanks and Keith Cartwright (Architect committee)

Jared Edwards (support to President and others)

We have had discussions with a few other community members that are likely to join the efforts of the board in one way or another. **If you have interest in being involved, please feel free to reach out to one of the aforementioned names. Feel free to attend one of our monthly meetings to see how things work and meet everyone. The more people we can have involved, the better! It allows opportunity for more ideas, more collaboration, a stronger sense of community and the opportunity to rotate through positions more often and keep things fresh and not burdensome. “Many hands makes for light work.”**

Thank you again to all who serve and who have served on the board and/or in support positions.

Welcome Packet

If you are new to the community, we have a welcome packet for you. This includes quite a bit of helpful information, contact info and useful tips. Please contact Keri Huntsman through the board email address if you would like to receive a copy but haven't already.

Reminder to get Architect Committee approval BEFORE any property improvements or adjustments.

A reminder that whether you have plans to build, cut a driveway, add some trees, a fire pit or a swing; the rules require lot owners to submit those



plans to the architect committee for approval before beginning. We will strive to give you a quick response so you can get your project going.

Dues not paid

If you haven't yet paid your 2025 dues, please contact Rob Balter to get that handled.

June 21st is the 2025 ASPEN COVE COMMUNITY CLEAN UP/ IMPROVEMENT EVENT.

Come join us

Date: June 21st

Time: 9 am-

What we do:

Work together to attend to common areas improvement.

- We have a list of varying items we will attend to.*
- We meet at 9 am at the pavilion then work for 60 to 90 minutes.*
- We conclude with a brief mid-year meeting back at the pavilion.*

We plan to have a great day on June 21st in Aspen Cove. We also plan the day to include a discussion with regard to security issues, protection of Aspen Cove roads and the impact and expense of these issues. For the last number of years the back gate has been consistently problematic. During that time, there has been lengthy analysis, research and much discussion. These items have been brought up at annual meetings, board meetings and from numerous conversations with Aspen Cove residents. We have incurred great expense for road repairs, continual security issues and constant replacing of locks and repairing damage to equipment. In the end, we still have major shortcomings and sizable concerns as well as issues with residents not being able to gain exit/entrance due to product malfunctions. Its been an issue for years and continues to increase with the additional growth and activity in the adjacent communities. As we know, our roads' "shortcut" saves contractors and residents of the adjacent area anywhere from 30-45 minutes to get to their properties. Therefore, our codes and access is highly coveted and continues to get shared/sold/taken by unauthorized users that are not residents of Aspen Cove. Despite efforts to approach offenders, involve the sheriff's department and/or plead with residents to keep the codes secure, the problems remain. This then puts all of the expense for countless locks, repairs and expensive road upkeep solely on the backs of our Aspen Cove residents and adds stress to the budget or additional assessments to the residents. Although any update to the back gate is not considered "new construction", but

“replacement of existing infrastructure”, its been a priority for years to come up with a sustainable plan to mitigate the issues and unplanned expense we experience. We intend to discuss and propose potential options so all attendees have information to make a mindful, informed decision on the options. Also, we feel it will be important to have a time to discuss ideas and/or concerns as well as review cost of the different options and how a suitable remedy would be funded. By the way, preliminary research shows the expense could be funded via existing resources/funds and not include an additional assessment or increase in some form of “dues”. It will be important to have a platform to ask questions, share ideas, then have a vote at that meeting. In the past when we have voted on community issues similar and in order to fairly accommodate those that cannot attend in person, we have also done an electronic survey after the meeting that typically gives a week to be completed.

Fire Rules and fines

Just a reminder of the fire concerns we are vulnerable to in Aspen Cove. At least 2 times over the last 10 years we have had evacuation notices for the community due to external forest fires. The consensus of the fire professions is that Aspen Cove is generally safe from a fire outside of the community. The largest concern comes from exposure inside the community. Therefore, we have some stout fire rules and unfortunately most years we have one or more residents get hit with the steep \$1,000 fine. Many times the owner isn't even involved. Its a family member or guest of the resident that causes the issue. Please take time to read the fire rules and NEVER LEAVE A FIRE UNATTENDED and make sure it is completely put out before leaving the fire site. Completely out is defined as no flames, no smoke, no risk of reigniting. Also, if you plan to add a fire pit, please run that through the architect committee for approval.

Where to find the rules www.aspencovehoa.org

Please be aware of the fine schedule

- 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.
- The list of fines can be found in the CC&R's on www.AspenCoveHoa.org or feel free to contact the board.

Spring roads and Conditions

The roads in Aspen Cove can be a bit soggy, rutted and washboard conditions in some places. Also, the road from the back gate to the county road can be pretty treacherous as its not a “fully maintained” road. We plan to have our road maintenance completed a bit later as usual this year, but until then it can be a little bumpy in places.

Front Gate upgrade tracking system UPDATE

We are doing our best to clear some hurdles and be responsible in the efforts to upgrade the system. Our plans are still to get this implemented, we may have been a bit ambitious with a goal of completion the first quarter of '25. We hope to have this operational by the time the June meeting takes place. As a reminder, the current code is #3625 (#DOCK on your phone keys) and the back gate is the front gates code in reverse; 5263.

Have an Aspen Cove Rule sheet for your family and guests

One of the best parts of owning in Aspen Cove is the memories made with family and friends. Many cabin owners have adopted an idea of having a cabin and community checklist for family guests. It's a great idea so you can remind visitors of things like the 20 mph speed limit, the fire regulations, rules for common areas use and the private property policies for each individually owned lots.

Suggestions, comments, ideas

We want to make certain the collective ideas and suggestions of the community are considered as we continue to make Aspen Cove a great place to spend time with family and friends. Please feel free to submit any suggestions, comments or ideas to us via email or reach out to one of the board members personally.