

October 2020

ASPEN COVE NEWSLETTER

A WORD FROM OUR ASSOCIATION PRESIDENT (Dan Allen)

The association has experienced significant activity with a lot of moving parts since our last newsletter (July). Here are a few highlights:

The water system. I received a few phone calls from concerned association members after this news broke: "The Town of Scofield has been issued a boil order Monday morning after their water system tested positive for coliform and E.coli." (September 3, 2020, various news outlets). I assured everyone who called that our system is safe and secure. We submit a water sample each month to the health department, checking for the presence of the bacterial contaminants that were found in the Scofield system. Additional tests are run annually and every 3 years for nitrates and sulfates respectively. Our system has never had a positive test. In short, our drinking water is safe (and delicious to the taste). A copy of our annual "Consumer Confidence" report on water quality, as submitted to the state in July, is available on our HOA website:

<https://www.aspencovehoa.org/news--notices>

Front entrance restoration. I reported on the landscape work done in the July newsletter. Since then, two gate exit sensors have been installed and are now operative...one just in front of the gate, which was a leftover from an earlier system, was activated in mid-August. A second sensor, placed just above the new island, was installed at the beginning of October. I wish to recognize and thank Scott Jarrett for arranging the installation, and Curtis Steele for the donation of his time and equipment used to dig trenches for the installation. With the new sensor location, the gate opens automatically and completely without having to stop...no need to use a clicker or to enter a code. Just one word of caution: please encourage everyone to approach the gate carefully, not exceeding the speed limit of 20 MPH.

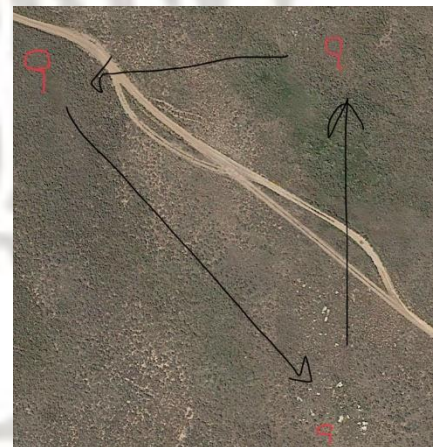


Another recent addition (thanks to Bob Conner) is the addition of solar-powered lights that accentuate the “Aspen Cove” sign, and several of our new trees.

The final piece will be to move the pole from the middle of the road. It will be relocated to the North side of the road, just above (west of) the fence.

Frisbee (Disc) golf relocation. Survey results prompted the board to authorize Travis Engar and his sons to relocate the golf course to a location offering longer distances between holes and more flexibility for future expansion. The new location is on the south portion of Aspen Cove Drive, past the last house (Curtis and Catherine Steele’s), on the ATV trail that goes off the road to the left. This is how Travis explains the location:

“All 3 baskets are in natural clearings that won’t need mowing and are easily seen from basket to basket but long enough to provide a challenge. The sagebrush between the baskets is easy enough to walk through between baskets. They are accessed by taking the 4-wheeler trail that heads over toward the scout camp. The first one is about 200 yards down that trail and just off to the right about 30 feet off the trail and the other two can easily be seen from there. There is parking right there as well where the trail splits into two trails for about 50 yards and that is right in the middle of the triangle of baskets.”



Other activities, including the very successful August clean-up day, efforts to assist with tax issues, etc. have and will be addressed separately. It has been a beautiful fall in Aspen Cove, following a very busy summer. I hope you are all staying safe and well.

Please reserve Thursday January 28th for our annual meeting. It will be held in the same location as last year. Confirmation and additional reminders to follow.

NO SHORT-TERM RENTAL PERMITTED IN ASPEN COVE

*Although it is common knowledge among most owners, newer owners may not be aware that our covenants **prohibit short-term rental of properties** in Aspen Cove. Short-term is defined as less than 30 days. Leasing or renting on a term greater than 30 days is permitted. The specific restriction is set forth on page 15 of the CC&Rs, as follows:*

SECTION 11.1 Land Use and Occupancy. All Lots shall be used for residential purposes only. Nothing in this Declaration shall prevent an Owner from leasing or renting...no Owner shall rent, lease or let his home for transient/tourist home or hotel purposes. Any lease rental which is either for a period of less than thirty (30) consecutive days or pursuant to which the Lessor provides any services primarily associated with a hotel or is a "time share" disposition shall be deemed to be for transient/tourist home or hotel purposes.

WEBSITE and SECURITY

Gate code change: *As a reminder, August first the Contractor code was changed to EAST (3278). To enter the front gate it will be #3278. The rear gate will be 3278.*

Exiting: *We now have an automatic gate opener located about 200 feet west of the gate. This will automatically activate the gate to open when a vehicle crosses over the ground switch. This is designed to also work with ATVs, UTVs and the like.*

HIGHSPEED WIRELESS INTERNET FOR ASPEN COVE UPDATE

At this time, Centracomm is still working to get parts in for the install. It will most likely be a 2021 project once the snow clears.

KEEP OUR COMMUNITY GREAT

Everyone likes a good neighbor.....

In the last newsletter, we shared some of the concern's homeowners have shared with the board. I just wanted to keep these at the forefront of our minds, especially as there continues to be some issues.

WINTER Homeowner Concerns

- 1. Residents and/or guest getting stuck on the roads and blocking traffic in the winter has caused issues over the years. Please remember 4x4 or chains are required in the winter. Please inform your guests too.*
- 2. Snowmobiles, and vehicles exceeding the speed limit of 20 miles per hour. FOR THE SAFETY OF OUR FAMILIES and THE COMMUNITY.*
- 3. Trespassing. Even in the winter, private property is private property. Please don't snowmobile on Aspen Cove lots without permission from the owner. As you may recall, we had a sizeable issue from damage created by someone trespassing.*
- 4. In the winter, the back gate is replaced with a cable. Please relock the cable/padlock when you exit or enter.*
- 5. Please abide by the Winter Trailer policy. The rule is Nov. 1-Apr. 30 trailers are not allowed on Aspen Cove roadways. If there needs to be consideration or exception to this rule; please contact the board for assistance.*
- 6. Long-term storage of camp trailers (the CC&R's limit the use of camp trailers to 7 consecutive days per month.)*

All of these complaints are addressed in the CC&Rs. Aspen Cove owners take pride in keeping grounds safe and beautiful. Let's continue in the tradition of our area exemplifying a well-maintained retreat.

MONTHLY BOARD MEETING UPDATES

- ❖ The most efficient way to get ahold of someone is by emailing to board@aspencovehoa.org*
- ❖ We meet monthly so if there are items you feel need attention, feel free to let us know.*
- ❖ Also, if you are considering the idea of joining the board, you are welcome to attend one of our meetings to get a feel for the format and nature of our meetings. Please contact Dan Allen if you are interested.*

BOARD MEMBER ASSIGNMENTS AND UPDATES FOR 2020

ASPEN COVE HOA BOARD ASSIGNMENTS - 2020		
Dan Allen	President/Roads	Bill Pay, Board Meetings, Dust Control, Snow Removal, Repairs
Bonnie Seastrand	Secretary	Minutes, Member Directory
Curtis Steele	Treasurer	Financial Accounting, Budgeting, Annual Audit
Jared Edwards	Common Areas, Gates	Maintenance & Repairs, New Development, Signs
Bob Conner	Security/InformationTechnology	Cameras, Website, Database (Dropbox), Signage
Allen Rowe	Weeds	Inspections, Notifications, Training, Assessment of Fines
Bob DalPonte	Water System	Maintenance of Water System
Scott Harding	Member Services	Newsletter, Notices, Member Meetings
Scott Jarrett	Common Areas, Gates	Maintenance & Repairs, New Development, Signs
Bob Ballantyne	Architectural Committee	Approvals, Inspections, Communications with Board

**Attention... we are always looking to add to the board. If you are interested, or interesting in attending a meeting to see what is involved, please contact one of the board members.*

FACEBOOK GROUP PAGE

There are two Facebook groups that I find helpful and would suggest you join. MK Erkkila is the page that James manages and updates frequently; especially in the winter. The other is the Aspen Cove HOA page. This also offers a line of communication for updates, etc. If you choose to join these, simply go onto the group page and send a request. You'll need to identify yourself with James as a resident with Aspen Cove.

SNOW REMOVAL

Most are aware of our snow removal process, however there may be some new residents that are not aware. The HOA contracts out snowplowing of the main roads in Aspen Cove. The Erkkila's are willing to plow your driveway for an additional charge. If you choose

to have them do this, you will need to contact James Erkkila and set that up. They will bill you each month for the service based on how many times they did your property.

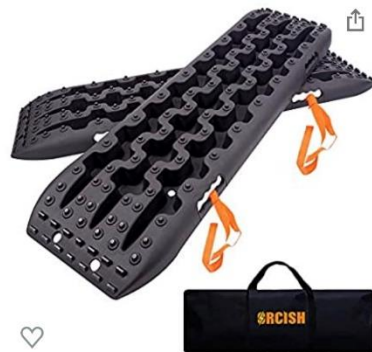
Also, James updates on the Facebook page with snow updates.

WINTER PREPERATIONS

- ❖ As a reminder, trailers are not allowed on the roads Nov. 1-Apr. 30.
 - This is to prevent road blockages from people getting stuck, jackknifed, etc.
 - If you need to get ATVs out or snowmobiles in, October is a great time to do so.
- ❖ Marking items on your property.
 - Consider the fact that snow and snow mounds can be up to 8 feet high.
 - Its suggesting to use either a metal stake or rebar with a plastic pole attached, or a metal lawn post.
 - Mark lawn hydrants or other water attachments
 - Mark sides of driveway.
 - Mark obstacles on properly.
- ❖ Helpful items to keep at the cabin: traction boards, tow strap, tire chains.

ORCISH Recovery Traction Boards Tracks Tire Ladder for Sand Snow Mud 4WD(Set of 2), Black

Amazon's Choice for "traction boards"



12 Colors:
black

\$65⁹⁹

prime & FREE Returns

Brand: Hardware Factory Store ★★★★★ 1,123
Hardware Factory Store HFS (R) 2" X 30', 4.5 Ton 2 Inch X 30 Ft. Polyester Tow Strap Rope 2 Hooks 10,000lb Towing Recovery

Amazon's Choice for "tow line"



\$16⁹⁹

prime & FREE Returns