

# ASPEN COVE NEWSLETTER

July 2019

## FEEDBACK AND UPDATES FROM THE BOARD

### *A word from the Association President (Dan Allen)*

- ❖ *Thanks to those who braved the chilly, windy weather and pitched-in for our community work party on June 22<sup>nd</sup>. While the thistle problem wasn't as bad as anticipated, weeds were cleared, the recreation area was spruced up, and the front entrance was cleared of dead plants.*
- ❖ *The meeting which followed included a discussion of the snow removal assessment – why it was needed, and the calculation methodology. All in attendance supported the board's proposed assessment. You should have received by now an invoice accompanied by the exhibits shared at the meeting. While we are always reluctant to impose additional financial requirements on the members, the CC&Rs require the association to clear the roads during the winter as well as maintaining adequate reserves for unplanned emergency needs. The assessment is to replenish those reserves, following the extraordinary winter.*
- ❖ *We have adopted the practice of changing access and exit codes to the front and back gates twice per year – February and August. This is to contribute to the security of our community and discourage unauthorized access or transit. On **August 1**, the code to be used by visitors and contractors for entrance and for all of us to exit will be changed to **6283 (GATE)** **Gate code should be 4283 (GATE)** Not the one in black.*
- ❖ *Please, lets encourage safe usage of the roads in the community. We love to see everyone enjoying the glorious summer months, and do not want to even come close to the possibility of tragedy due to injury. We have walkers, joggers and bikers along with the ATV's, motorcycles, cars and trucks.*
- ❖ *Also, please encourage everyone in your party to secure the back gate when passing through. I have had to contact the cowboys to corral some cattle who came through an unlocked gate.*
- ❖ *Above all, spend as much time as you can, enjoying our wonderful community during this beautiful season.*

## *Aspen Cove Security & Website*

- ❖ *With the warm Summer months, there will be more residents, workers and visitors in our beautiful community. This is just a reminder to keep your doors locked, property secured and watchful of any strangers that might be in our community. Coming from a long law enforcement career, most thefts and/or break ins are due to opportunities. If we limit the opportunities for becoming a victim, that will help.*

*We might also educate all our visitors that access to our community only means the roads, common areas and not on other property owners lots. This past Winter we had one resident's stand pipe run over by someone's snowmobile causing a huge water leak. Though it was not intentional, it was due to trespassing on someone else's property.*

*If anyone needs suggestions for security or ideas on how to better protect their property, reach out to me for some suggestions.*

- ❖ *There also has been a lot of work done on our website, [www.aspencovehoa.org](http://www.aspencovehoa.org) We have added a calendar of events for all to see. It is listed under the Home drop down list on the main page. Posted on the calendar will be our Board meetings, Scofield Days and any/all events that our members wish to have entered.*
- ❖ *We also have added all our Agendas and Meeting Minutes for current and prior Board meetings. This has been a task getting all prior ones scanned and uploaded, but we wanted these available to property owners. Please take some time to go online and view our website and give us any suggestions you may have. It is a work in progress.*
- ❖ *We are also adding a section soon that will allow all owners to update their information for the community. Often lots sell or get passed on and the Association has no way to contact the current owners. We are attempting to make this an easier process.*

## *Water System Update*

- ❖ *The electronic controls that we have been waiting for to operate the water system have arrived and are installed. The system is operating fine. The engineers still need to fine tune the calibration of the equipment which requires having the water level in the*

*storage tank at various elevations. We hope to do this in the next few weeks.*

- ❖ *We again remind you to be very careful with the outside use of the water especially when mixing chemical for weed spray or pesticide applications. Also please remember not to leave a hose that is still connected to a frost-free hydrant or a hose bib at your cabin in standing water. Negative pressure in the water system could draw this dirty water back into our drinking water.*
- ❖ *At the members meeting in June, it was mentioned that the fire pump is not working. The engineer's have brought all of the wiring in the pump bunker up to code and a new motor has also been installed however, they are trying to locate a spindle to connect the new motor to the existing pump. Until this can be done, we do not know the condition of the pump. If it is bound-up we will need to purchase a new pump. We will keep you up dated on this situation.*

### ***Weed Control***

- ❖ *Thistle weed control. Each property owner is responsible for eliminating their Thistle weed. It's the thorny looking weed with the purple flowers. This weed is very difficult to control once it gets out of hand. If you dig up the weed, it will likely regrow if left on the ground. The best way to destroy the weed is to dig it up and throw it in the garbage. As a friendly reminder, if the weeds aren't controlled/removed on an owners property, there are fines that are issued. Contact Allen Rowe with any questions regarding weed control.*

### ***Campfire restrictions***

- ❖ *Aspen Cove has fairly high fire risk. As a reminder to all residents and their guests, campfires can only be burned in approved fire pit areas. In addition to having a fire ring, we strongly encourage removing any vegetation that could be a fire hazard. The best example for safe fire pit areas include not only the fire ring, but a large gravel/dirt/concrete area around the fire to reduce embers from sparking a fire. A screen to top the fire ring adds an additional layer of fire prevention too. Last precaution, please extinguish any*

*unattended campfire. If you don't have a lawn hydrant installed by your fire pit it is good to have a bucket of water there as a precaution. If you have one on your property, it should have been approved by the architectural committee prior to install. If you plan to add a fire pit to your property please get approval from the architectural committee. If you would like suggestions or referrals on fire ring installs and/or lawn hydrant installs feel free to contact someone on the board.*

### **MONTHLY BOARD MEETING UPDATES**

- ❖ *The board continues to meet monthly to review budget items and update progress with agenda items. If you need to contact a board member for anything, feel free. The most efficient way to get ahold of someone is by emailing to [board@aspencovehoa.org](mailto:board@aspencovehoa.org)*
- ❖ *We are continuing to work on a system to archive processes and procedures, so it will be easier for future board members to locate important information such as gate operations manuals, pump house information, winterization of the recreation area, etc.*
- ❖ *We meet monthly so if there are items you feel need attention, feel free to let us know.*

### **ITEMS ON THE AGENDA FOR 2019**

- ❖ *Mark Page remains on this task and is working with the Erkillas to monitor the water situation and have a plan for the future so we will minimize interruptions. The board is also considering the purchase of a portable generator that would help keep the water running when we experience the recurring outages in Aspen Cove and the Scofield area. So we are THANKFUL for the Erkillas and Mark who continue to protect the water system.*
- ❖ *Front gate beautification plan. This torch is being carried by Bob DalPonte. The front gate area has been a little neglected over the years and continues to deteriorate.*

- ❖ *As most know, the tennis and basketball courts need to be resurfaced. You may recall the basketball court was vandalized and damaged shortly after the last repair. We are still in the process of procuring a company to repair the surface.*
- ❖ *We would again remind you to be very careful if you mix sprays to help control the weed on your property. Do not let your water supply (hose) come in contact with these chemicals. Always thoroughly clean your hose outlet when you have finished. Also, if you have horses on your property, do not leave the hose in the water trough, or standing water in your yard. If, for any reason negative pressure occurs in our water supply line it can draw this contaminated water back into our drinking water lines. We must be vigilant in protecting this precious resource.*
- ❖ *We would also encourage you to install a small vacuum breaker on your outside, frost free hydrant(s). They can be purchased from your local hardware or plumbing supply dealer. This will also help in alleviating the possibility of contaminating our drinking water supply. Thanks for your very best efforts in this regard.*

### **PRECAUTIONS and SUGGESTIONS**

- ❖ *Respect each persons' "private property". Snowmobiling, atvs, hiking, biking.....if you are doing this anywhere but the main road, you are most likely on someone else's property. Problems can occur when this happens, including damage to the property, vegetation and the potential of unseen obstacles and potential hazards. This can include damaging water valves or other items on the property. Please help insure that trespassing on others property is mitigated by making your guests understand the rules and the reasons for the rules.*
- ❖ *Architectural committee. Just a friendly reminder that part of the governing rules of our HOA is to have prior approval before modifying structures or property in Aspen Cove.*
  - *Changes to properties need prior approval. Please contact Rick Seastrand to begin the process. The CC&R's explain when*

*and what is needed if you make changes, updates, or additions to your property. This also includes fencing and plantings on your property.*

## **PRACTICAL TIPS AND SUGGESTIONS**

*Some of us are new to the community and might appreciate the institutional wisdom from those that have made the mistakes before us ☺*

❖ *We have a number of practical items you might appreciate. We will plan on having copies to hand out at the June meeting if you would like one.*

- *There is a “Guest Checklist” for visitors to the community. This can be helpful if you are allowing friends to stay at your cabin. It’s also something you can email before they arrive.*
- *Part of the checklist for your cabin could include the Aspen Cove rules including: speed limit, ATVs on the road, sound ordinance, fire restrictions, etc.*
- *If you are curious who your neighbors are, we have a community map that has properties outlined along with the property owners name.*

❖ *If any of you have tips, advice or ideas....please let us know and we will include them in the quarterly newsletter.*

## **UPCOMING OPPORTUNITIES FOR THE COMMUNITY**

❖ *If you have any youth groups, etc. that would like to be a part of a service project in Aspen Cove, please contact us so we can help coordinate.*