

A word from the ASSOCIATION PRESIDENT (Dan Allen)

June was a busy month. The roads were graded, watered, and treated with over 14 tons of magnesium chloride chemical for stabilization. Later that week a number of generous community members gathered to spruce up the park area and prepare for the major project of rehabilitating our tennis and basketball courts. Following this Saturday morning activity, we held our June owners meeting. Although short in length, important matters were discussed and decided.



The following Monday, an inch of snow delayed the start of the project, and intermittent rain throughout the week did not help. A full 7 days of intense effort gave the courts new life. The courts were in near constant use throughout the Independence Day weekend...mostly pickleball, but also basketball...fun for participants and a joy to observe.



Special thanks to Todd Ballantyne and John Ward for lending moral and material support to the "In a Pickle" crew during the effort.

Let's continue to enjoy and care for this beautiful addition to our community!

The following are additional policy discussions that I urge you to read:

Security concerns prompt new access policies. For some time, we have wrestled with how to deal with an increasing incidence of trespass through Aspen Cove. Pressure is only increasing as development to the west of our community increases. It is just too tempting for contractors, suppliers, lot owners, etc. to cut through Aspen Cove and save themselves 20-30 minutes travel time.

Discussions at both annual meetings and multiple board meetings led to the conclusion that limiting the number of access codes and making more frequent changes are the only viable remedies at this time. The following changes were adopted by unanimous vote at the June owners meeting:

- 1. Permanent member codes will be eliminated. Since they never change, permanent codes are more subject to being shared and widely spread over a period of years. We have heard numerous accounts of unauthorized use of these codes.*
- 2. A single code will be used for access to the front and rear gates. This code will change quarterly, and will be announced in each quarterly newsletter. Changes to the code will occur at the beginning of the month following the newsletter.*
- 3. Clickers, which are in use by many owners, will continue to be supported. If you use a clicker, the only impact will be in your use of the code to get through the back gate.*
- 4. These changes will take effect August 1. The other months with access code changes will be November, February, and May. You may see the new code in the Security section of the newsletter, which is written by Bob Conner.*

Let's not turn Aspen Cove into a trailer park. Newer owners may not yet be aware, and others may need reminding... There are clearly enumerated restrictions on parking trailers in Aspen Cove that we all agreed to upon becoming owners. At the present time there are a few owners in violation of these restrictions. The details are found in SECTION 11.11 of the CC&Rs. Here is a Readers Digest version:

The Basic Rule:

No campers, trailers, motor homes, recreational vehicles, commercial type vehicles and no trucks shall be stored or parked on any lot except in a closed garage or hidden behind visual screening.

Exceptions:

- (a) *Campers, camping trailers, or motor homes may be used on the property by Owners for **not more than 7 consecutive days per month.***
- (b) *Use of campers, trailers or motor homes may be used on the property by the Owner, Builder or other Sub-Contractors during the 24-month active construction period of the lot Owner's dwelling.*
- (c) *After a home is built, friends or family members with motor homes, campers, or trailers shall be permitted to park such vehicles by the permanent residence for **not more than 7 consecutive days per month.***
- (d) *Snowmobile trailers may be kept on the Member's property from October 31st through March 31st and ATV trailers may be kept on the members property March 31st through October 31st. **Said trailers should be parked behind cabins or in as obscure location on the property as is feasible. (This is limited a single trailer per season)***
- (e) *... During the time period of November 1st until April 1st there shall be no trailers permitted to travel on the roadways*

Enforcement of the rules is the least desirable aspect of HOA governance, but these policies must be enforced in order to protect the appearance and property values of all owners. I encourage all to be in compliance with these policies as soon as possible in order to avoid enforcement remedies.

SERVICES and SECURITY

As previously mentioned in this newsletter by our President Dan Allen, our tennis courts and basketball courts are completed. The new courts will greatly enhance our community for many years to come. It is now all of our duties to work to keep them as beautiful as they currently are.

Previous courts were damaged by someone lighting a fire in the middle and melting the surface. I know you are all probably saying why would someone light a fire on the tennis courts!!! Who knows but someone did and it caused an expensive repair. I'm sure that was not one of our property owners, but was most likely a guest who didn't appreciate the fact that we as property owners have to pay for any damage out of our dues.

This past 4th of July weekend was wonderful to see everyone up enjoying Aspen Cove. So many people out walking with their families, playing on the new courts at the common area, boating and socializing. It was great to see familiar faces again. There were also so many guests recently and I'm sure some of them might have been yours. Please explain to them about safety and the rules in our community. On our website has a nice flier showing what the rules are.

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

Just a few reminders to help keep people safe.

- *Please keep your speed down on the roads. The posted speed limit is 20 mph. There was at least one motorcycle being driven on the roads in excess of 50+ mph over the 4th of July weekend. Having investigated numerous accidents in my career, if this young person had to brake suddenly, he/she would have crashed on the cycle injuring themselves and possibly others. Please remind your guests to keep their speeds down, drive safe and be courteous to others on the roads.*
- *Also, our yearly road maintenance was just performed so that there was less dust and ruts for people to drive on. Having access to your property is one of the responsibilities of our volunteer Board so we often have to send out reminders. Doing donuts in the roadway, tears up the dust treatments and causes erosion that must be fix. Please remind your guests to avoid this.*
- *Water tank in our community is there to provide water to all the lots. It is not a playground for youth. Please advise your kids to not climb up onto the tank or tamper with anything on it.*

- *If you happen to see anyone doing something that might hurt themselves, others, or damage property, please take a proactive role and say something. We don't want to make enemies of anyone up there, but there is no property manager, so we must all do our part.*

Gate access. As our president mentioned, we are seeing a high number of non-residents utilizing our roads and passing through the community to the West side. This includes a lot of heavy trucks and speeding vehicles. Those passing through only care about getting to the other side, so they are not careful with people out walking or damaging our roads.

August 1, 2022 the new access code will be 3767, which is the word DROP spelled out on an alphanumeric key pad. This code will be changed every 3 months. Watch for future updates and the possibility of a new system being installed to enhance security.

As always, we all hope that you enjoy Aspen Cove and it remains a place to be. Any suggestions are welcome. The Board can be reached at board@aspencovehoa.org

Have a great Summer!!!



FOR OUR NEW MEMBERS and A REMINDER FOR OTHERS

Keeping Aspen Cove a great, safe community.

A few things to remind your family and guest about:

- *Each lot in Aspen Cove is private property so let's respect the no trespassing policies.*
- *Speed limit is 20 mph. We are all deputized sheriffs of the Aspen Cove community.*
- *Keep our roads nice...peel outs and donuts create ruts and damage the roads.*
- *Don't get surprised with a HEFTY FINE. Read the rules pertaining to campfires. Fire danger is real in Aspen Cove. Please know the rules.*

Please update Bonnie with any contact information changes:

If your address, email or phone number changes please let Bonnie know so she can update her list. This will ensure you get all the updates and information for the Aspen Cove community. board@aspencovehoa.org

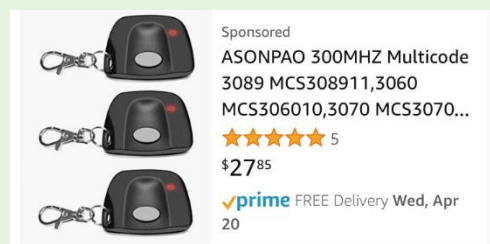
Internet provider options:

We have quite a few new neighbors in the community so this is just a reminder with regard to an internet option. CentraCom has a fixed high-speed wireless option that many residents are currently using. The speed, connectability and overall performance has been great from my experience. The price is very reasonable compared to other options such as Hughes Net.

Front gate openers

This model of opener works to open and close the front gate. If you choose to get one, we can give you the code you will need for pairing it.

Multi-code 3089 opener. We have also found the keychain model to be helpful for ATVs.



☺ CC&R Reminders ☺

No structure, whether residence, accessory building, tennis court, swimming pool, antennae, whether on a structure or on a lot, flag poles, fences, walls, exterior lighting, or other improvements, shall be constructed or maintained upon any lot and no alteration or repainting to the exterior of a structure shall be made unless complete plans, specifications, and lot plans, therefor, showing the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the general plan of landscaping, fencing, walls and windbreaks, and the grading plans shall have been submitted to and approved in writing by the Architectural Committee. You may not obtain a building permit through Carbon County until these requirements are met.

All owners shall maintain a neat attractive appearance on their lots and any structures on it.

Homes are to have a minimum of 1000 square feet on the main floor living area, this does not include garages, patios, storage, basement or 2nd or 3rd floors or other attached buildings.

Exterior walls of all structures on each building lot shall be constructed of natural logs, cedar, stone, stucco accents or brick accents (natural colors).

Buildings should be completed in twelve (12) months from the beginning of construction.

The entire perimeter of your lot may be fenced using 2,3, or 4 rail lodge pole fences only; or other like fencing with permission of the Architectural Control Committee.

Don't throw trash on the streets or in the common area. Put all trash in a suitable receptacle and take it to the county dumpster. Burning trash in outside incinerators, barbecue pits, or the like is prohibited. All garbage cans are to be inside garages, behind decorative fencing or otherwise hidden from view to the street.

All commercial vehicles, campers, trailers, motor homes, boats, or recreational vehicles of any kind are not permitted to be stored or parked on any lot except in a closed garage or hidden behind visual screening, nor parked anywhere on the street. Short-term visits from friends and family may be granted an exception to the above rule for campers, trailers, and motor homes within or on the lot.

Campers, trailers and motor homes may be used on the lot owner's property for only three days or less per week.

If you are in active construction (12 month period) then the use of campers, trailers or motor homes for the owner, builder, or other sub-contractors is permitted.

After a home is built, friends and relatives may park a camper, trailer, or motor home by the permanent residence for not more than 3 days per month. If you want to have them stay longer you have to get written permission from the Board of Directors.

No sign of any kind may be displayed to the public view on any lot except on professional sign of not more than ten (10) square feet advertising the property for sale or rent. Small signs displaying the owner's name and street address are allowable.

Each lot is to have one entrance/exit to and through each lot from the main road. Gravel, concrete, asphalt surfaced driveways and parking areas are required on all lots.



All boats and other recreational vehicles of any kind, shall not be stored or parked on any lots, except in a closed garage, or behind a visual screening.

Shooting or hunting is not permitted on Aspen Cove at Scofield property.

Nothing shall be done on or within the subdivision that may be or become an annoyance or nuisance to your neighbors at Aspen Cove. Exterior clothes lines are not permitted. No drying or laundering of clothes on balconies, patios, porches, railings or other areas on the home or lot.

Every lot owner must take extreme precautions against any activity or action which might create a fire hazard for his own dwelling, property, lot or property of others. No open outside fires unless confined within well-constructed fire pits which are surrounded by at least twelve (12) feet of non-combustible gravel or other material. No outside fires are allowed at all on windy days. All outside fires must be supervised by an adult at all times. You must completely extinguish the fire at the conclusion of use, so it can't reignite. Gas or other commercial barbecues may be used provided they are on concrete pads with at least four (4) feet of concrete surrounding the barbecue. All homes with fireplaces must have special spark and tinder screens on exterior chimney openings. All homes are to have two (2) large commercial-type fire extinguishers. All homes must install and have a yard hydrant thirty (30) feet away from the home on the main 1" water line coming into the house. This shall be a freeze-less faucet with back-flow protection.

Tents are allowed on the owners own property, but it is intended only for casual, non-permanent uses.

Provided anyone conducting archery practice or bow-shooting is accompanied by an adult, these activities are permitted within your own property so long as proper use and safety measures are taken. However, anyone doing so must take extreme precautions not to endanger or harm someone that may be nearby.

These are a few of the important reminders from our Associations (CC&R's). This is in no way intended to be a modification or substitution for the original CC&R's, it's purpose is for convenience and easy reading. All lot owners should have a copy of the CC&R's. If you do not have one please inquire about getting yours from the Secretary, or President.

These restrictive Covenants are intended to keep the property at Aspen Cove a peaceful, beautiful, and enjoyable place for you, your family and friends for years to come. If you are not abiding by these Covenants warnings will be issued and can result in fines being levied.

Thank-you for your cooperation,
Aspen Cove at Scofield Homeowner's Association Board of Director's

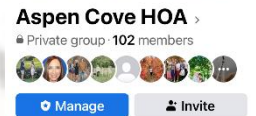
MONTHLY BOARD MEETING UPDATES

- ❖ *The most efficient way to get ahold of someone is by emailing to board@aspencovehoa.org*
- ❖ *We meet as a board monthly. If there are items you feel need attention, feel free to let us know.*



FACEBOOK GROUP PAGE

There are two Facebook groups that can be 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. Heath Pulham is managing this for the community now. The page offers a line of communication for updates, etc. If you choose to join these, simply go onto the group page and send a request. On James' page you'll need to identify yourself with James as a resident with Aspen Cove.



SUMMER PREPARATIONS and KEEP OUR COMMUNITY GREAT: Heath Pulham

It's that time of year again, Summertime filled with fun at Aspen Cove with your friends and family. In between long walks and card games at night take some time to go out and get rid of those pesky thistle weeds. A little time each visit prevents days and weeks of fighting the little buggers.

- ❖ *Remember it is the lot/ cabin owner's responsibility to manage the thistle weeds on their property. Don't be the neighbor that lets their thistle weeds grow and seed out making more work for everyone. Please take a small amount of time to walk your property and take care of the thistle.*
- ❖ *In the coming weeks I will be doing inspections (I hate that word it makes me sound like a drill Sergeant) of each lot (from the road) to ensure the thistle has been removed. Let's all be good neighbors and do our part to keep Aspen Cove beautiful and thistle free.*

We have found that digging them up and removing them is best, but this weed killer also does great. It is designed to kill the Thistle without harming the other vegetation. IFA is where I purchased mine. The Thistle will usually begin to wilt within hours.

