

November 2024 Newsletter

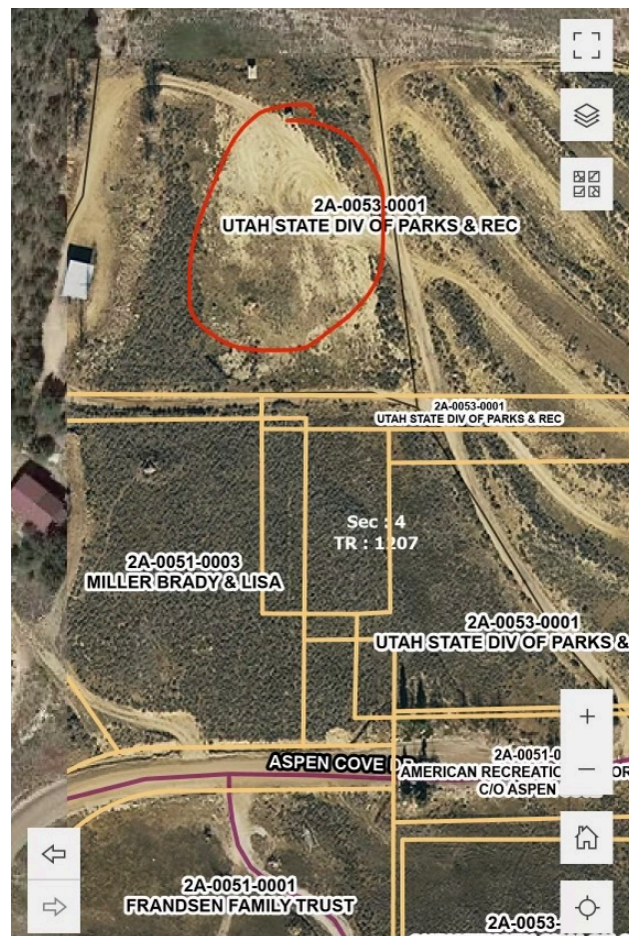
Aspen Cove



Community updates and reminders

WINTER TRAILER POLICY AND 4x4/AWD REQUIREMENTS:

Trailers of any kind/size ARE NOT allowed on Aspen Cove roads from November 1-April 1. If a trailer gets stuck or jackknifes, it could (and has) completely shut down the ability to enter or exit the community. As a reminder,



there are fines imposed for violations.

4 wheel drive or all wheel drive vehicles only. If you happen to need



parking for guests in 2 wheel drive vehicles and/or snowmobile trailers we have created a new parking area outside of Aspen Cove. As you are approaching the front gate, the parking area is off to the right. This area will be plowed throughout the winter to accommodate trailer parking and 2 wheel drive vehicle parking.

There is no parking pass needed for this.



We have already negotiated the arrangement with the park rangers.

ASPEN COVE VEHICLE STICKERS: The vehicle window stickers continue to work well for the rangers and Aspen Cove residents. As a reminder, if and when you go down to the boat dock area with any vehicle (including snowmobiles, UTVs, etc), they must have the state parking pass if you plan to park them there. The windshield sticker IS NOT A SUBSTITUTE for the parking pass. The sticker is simply for the rangers to identify Aspen Cove residents/guest and wave them through the gate, hopefully minimizing the request for more information. The option for the



sticker is \$1 per sticker. We have plenty if you would like them for multiple vehicles for your family and extended family.

RECENT FINES:

We have received a number of concerns and complaints from many of you regarding violations in the community, so I felt we would update you on the enforcement efforts we have made. We appreciate your concern with others in violation, so here is a quick update. First of all, the Aspen Cove community has rules, regulations and CC&Rs in an effort to protect and preserve the communities safety, beauty and value. When the rules are violated (voluntarily or involuntarily) fines are assessed by the HOA board. In the last number of months, here is a list of fines that have been imposed.

(2) fire policy violations

(2) construction policy violations

(1) trespassing fine

(1) building violation for deviation from submitted plans

For the most part the fines have been paid promptly, however the HOA does have legal representation when needed.

A few items to remember.

Annual HOA Meeting

January 16, 2025

6:30 p.m.

We will meet at Academy Mortgage 339 W. 13490 S. Draper UT 84020

(Thank you to Allen Rowe for hosting)



We strongly encourage all lot/cabin owners to attend. We cover a lot of information and try to get through it in a quick and efficient manner. Lots of updates, reviewing the budgets and proposed budgets and a time to meet your neighbors in the community. We hope to see you all there. For those who cannot attend in person, we will try to have a live stream of the meeting.

With regard to property modifications, building and construction rules.

1. **Property modifications.** Any modifications, additions, structures, roads, fire pits, etc. need to be approved by the architectural committee.
2. **Follow the approved building plans.** Property owners need to adhere to what is submitted in the plans.
3. **Construction rules.** If you are building, please follow all of the basic rules and be a courteous neighbor.
 - Keep the job site clean, orderly and safe.
 - No open fires to burn scrap wood (unless in fire pit, burning construction debris requires a special permit from State of Utah).
 - Port-o-potty must be onsite for duration of your build.
 - Contractors/vendors need to obey 20 mph speed limit.

Helpful tips & ideas for winter



preparation.

- *Mark your driveway and obstacles with poles/makers. Especially if you plan to have James plow your driveway.*
- *Mark your lawn hydrants with poles/markers.*
- *Have jumper cables or jump box at your cabin.*
- *Have items incase your vehicle gets stuck. Tow strap, traction boards.*



Be a courteous neighbor.



THIS INCLUDES SNOWMOBILING.

Please remind your guests to stay on the roads or in the common areas and off property owned by others.

All properties in the neighborhood are privately owned - even those without a cabin.

Some owners have put in fun features on their lots for their own personal use. Though tempting, unless you have permission from the owner, it is trespassing to go on the property.





Remember the speed limit through out ALL of Aspen Cove is 20 MPH.

This applies to all forms for transportation – cars, truck, ATVs, side-by-sides AND EVEN SNOWMOBILES.

The biggest concern is safety. We have hills, blind corners, people walking, and wild animals.

The other concerns are noise and preserving improved dirt roads.

Please inform all your guests about the 20 MPH speed limit.

Some motorized vehicles might not have a speedometer – in which case the driver must use their best judgement.

When in doubt - slow down.

Below is some helpful information regarding Septic, Water and Household Hazardous Waste and the affects they can have on the drinking water.



Household Hazardous Waste Fact Sheet

What is Household Hazardous Waste?

Many hazardous products and chemicals such as fuel, cleaners, oils and pesticides are used in and around the home every day. When improperly discarded, these products are called household hazardous waste (HHW). HHWs are discarded materials and products that are ignitable, corrosive, reactive, toxic or otherwise listed as hazardous by the EPA. Products used and disposed of by a typical residence may contain more than 100 hazardous substances including:

Batteries, Cleaners, Cosmetics, Fluorescent light bulbs, Glues, Heating oil, Insecticides and pesticides Ink, Medicines, Motor oil, fuel and automotive supplies Paints, thinners, stains and varnishes, Polishes, Swimming pool chemicals, Smoke detectors, Thermometers, Fuel.

The U.S. Environmental Protection Agency estimates the average American household generates 20 pounds of HHW each year. As much as 100 pounds of HHW can accumulate in the home and remain there until the resident moves or undertakes a thorough spring cleaning.

Since the chemicals found in HHW can cause soil and groundwater contamination, generate hazardous emissions at landfills and disrupt water treatment plants, it is important to dispose of HHW properly. Many solid waste treatment facilities are currently required to screen for HHW to avoid operating under restrictive hazardous waste laws. Furthermore, many communities may be required to establish a HHW collection program in order to qualify for permits to manage storm water.

Safe Handling Tips

The best way to handle household hazardous materials is to completely use the product before disposing of the container. If this is not possible, then the next alternative is to return unused portions to your community household hazardous waste clean-up day. Keep products in their original package with all labels intact. If the container is leaking, place it in a thick plastic bag. Pack the products in a plastic-lined cardboard box to prevent leaks and breakage.

Household hazardous waste clean-up days are for household wastes only. No industrial or commercial wastes and no containers larger than five gallons are accepted. Explosives, radioactive material and medical wastes are also unacceptable.

HHW can be dangerous to people and pets who come in contact with them. HHW can endanger water supplies, damage sewage treatment systems, and cause other environmental damage. Only use the products as directed. DO NOT:

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Flush HHWs down the toilet Pour HHWs down the sink
Pour HHWs down a storm drain Pour HHWs on the ground

Contact your local health department or the Division of Solid and Hazardous Waste to determine whether your community has a household hazardous waste collection program.

Identify HHW

Reduce the amount of potentially hazardous products in your home and eliminate what you throw away by following these easy steps:

1. Before you buy:

- Read the labels and be aware of what they mean.
- Look for these words on labels; they tell you what products may need special handling or disposal.

Flammable Poison Toxic Volatile Warning Caution Combustible Corrosive Danger
Explosive

2.

- Buy only what you can use entirely.
- Select a product best suited for the job.
After you buy:
 - Read label precautions and follow directions for safe use.
 - Recycle/dispose of empty containers properly.
 - Clean up spilled products properly.

Store properly.

Use recommended amounts; more is not necessarily better. Use the child-resistant closures and keep them on tightly.

[For More Information, Please Contact:](#)

Division of Drinking Water, Source Protection Program - (801) 536-4200

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Septic Tank/Drainfield Fact Sheet

What Are The Potential Hazards?

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.

How Does a Septic Tank/Drain-field System Work?

The basic septic system is composed of a septic tank followed by a drain-field. Wastewater flows out of the 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.

Site Evaluation And Construction

Current rules require a comprehensive evaluation of the soil and ground water before a septic system can be permitted for construction in a given location. This evaluation must be reviewed and approved by the local health department. The rules require that the bottom of the drain-field trenches be placed at least 12 inches (preferably 24 inches) above the water table. Additionally, there must be adequate amounts of unsaturated soil beneath the trenches to allow sufficient treatment of the wastewater.

Site Considerations

Trees and deep-rooted shrubs should be as far away from the system as possible.

Keep the water that runs off of foundation drains, gutters, driveways, and other paved areas away from the drain-field of your septic system.

Keep the soil over the drain-field covered with grass to prevent soil erosion.

Proper Disposal Practices

Use only a moderate amount of cleaning products and do not pour solvents or other household hazardous waste down the drains.

Garbage disposals should not be used because they tend to overload the system with solids. If you have one, you should 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, eggshells, 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 at sinks and flow reducing nozzles at 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 one or two loads of laundry per day.

- Do not use 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, pump 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.

For More Information, Please Contact:

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Questions, comments, suggestions, concerns, ideas?

Contact the board via email board@aspencovehoa.org