

# The Ridge Runner

NOVEMBER 2012



## ---→ From Your President.....

Well, it has been a super summer season on the mountain. It was great to get in early this year to extend the season. As I write this article, the hunting season is in full swing and hopefully we have a safe hunt with everyone following the rules.

It's sad to have to report, that the Board had to levy some fines to the owners, for them, or their guests, not following the rules. Please see the article on the actions that we had to take, in an effort to get all owners to comply with the rules and regulations. It is the owners responsibility to make sure that all family and visitors on the mountain are aware of all rules and regulations before giving them access to Sunridge.

As most of you have seen there are two new emergency heliports, we hope these never have to be used, but if we have an emergency situation, it could very well mean the difference between life and death. If you have an emergency, call 9-1-1 and advise them to fly to either the **Sunridge Security heliport** or the **Sunridge Moose Lake heliport**. The Life Flight helicopters will have the coordinates to meet you there. You should then take the patient to the appropriate heliport and wait behind the chained area until medical personnel in-

struct you as to what to do with the patient. These heliports were put in for a very minimal amount of money, thanks to the following owners who donated their time, equipment and material: **Jack Vandehei, Gary Bole, Carl Wheeler and Carl Frazier**. THANKS so much guys for your efforts. It may very well save a life in the future.

It was a huge disappointment for me that the Sunridge Picnic had to be cancelled this year. It is a very concerning trend that is becoming more prevalent with the lack of involvement of the owners in projects and donating of their time and energy for the betterment of Sunridge. It appears to me that about 80% of the work is done by less than 20% of the owners. All of us want Sunridge to stay as beautiful and as pristine as it has been in the past, but to maintain Sunridge, one of two things have to happen. More people have to become involved or more things have to be cancelled. Please review the duties of all Board Members and contact them to volunteer and work with them to keep Sunridge the way we all want it to be.

-Mike Richey

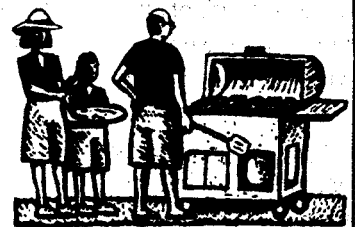
## ---→ 2012 Fire Season Comes to an End

I would like to thank all that abided by the strict "no camp fire" requirements for the 2012 summer season. A record hot and dry year sparked wild fires all over our state of Utah. Most Sunridge owners recognized the severity of the fire conditions and out of respect for our friends and neighbors, followed the strict requirements and possibly helped to avoid a major disaster. So again, I thank those of you that complied. I hope that we have a good snow pack for the upcoming snow season, so that we do not have to ever impose these strict camp fire restrictions again. Thank you.

-Lynn Isaacs

## ---→ Volunteers Needed!!!

We are looking for volunteers to plan, organize and run the Annual Sunridge Picnic next year. We will have sign-up sheets at the Annual Meeting in May. Planning will start shortly after the Annual Meeting. We need your help to keep this annual tradition going. Thanks.



-Allan Dalpiaz

# The Ridge Runner



## Sunridge Property Owners Board of Trustees

President	Mike Richey	801-773-3683	m.richey@comcast.net
Secretary/ATV's Identification	John Hansen	801-782-3191	jehmtm@comcast.net
Treasurer	Alyn Lunceford	801-773-5593	Alunceford68@msn.com
Water System	Steve Mills	801-782-6894	Itredcoat@msn.com
Road Maintenance	Jay R. Price	801-745-2463	pricetrans@aol.com
Picnic/Sunridge Shirt Sales	Allan Dalpiaz	801-821-8838	adalpiaz@comcast.net
Security	Carl Wheeler	435-723-5655	cwheelee@q.com
Fire Protection	Lynn Iaacs	801-773-6679	lynnandkim55@msn.com
Covenants Complaints & Compliance	Steve Matthews	801-479-8775	scm5535@msn.com

## ----> Board Update

This is a new addition to our usual Ridgerunner articles. As a board we have decided that is important for all lot owners to be kept up on issues that get brought before the board.

Since we all met at our Spring meeting, several incidents were reported to our board, of non-compliant behavior....again, the majority, if not all incidents involved extended family, guests or visitors to Sunridge, not actual lot owners. However, lot owners are ultimately responsible and held accountable.

We had ATV and car drivers that were speeding excessively, fireworks, car crashes, outside fires during our restriction, loud partying, partying during "quiet hours," shooting of firearms from a lot, reckless and aggressive ATV riding. Unfortunately, the board had to meet and review incident claims. Letters of notification were issued, probationary limits assigned, fines were assessed and levied. No legal action

via our attorney has had to be involved, to date, that would add additional fines.

Fines have been levied....and fines have been collected. It is unfortunate that we have had to do this and it should be unnecessary. Fines total well of \$1,000.00.

We do not feel it necessary to give individual accounts and names, but it is important that we all understand the responsibilities we bear, as lot owners, to each other and Sunridge and again unfortunately the consequences if we do not. Please make all guests aware of these responsibilities so that you are not placed in a compromising position of accountability.

We appreciate our "neighborhood watch" friends and neighbors that care about our wonderful community and help to keep awareness and control for our wilderness, serenity, safety and enjoyment.

-John Hansen

***Please remember, all Sunridge roads, for all vehicles is 15 mph!  
No exceptions!!!  
Let's make it a safe place to have fun!***

# The Ridge Runner



## ---> Be An Active Participant

When we read through our Ridgerunner, I think we all enjoy the reminders that keep us informed of what's "happening" on our mountain. We get a quick update of the many aspects that influence our enjoyment at Sunridge.

Not surprising, Sunridge quickly becomes a major part of our lives, our families lives and the *good* part, we get peace and enjoyment from the association, the isolation of city life or solitude of nature....as well as good friends and neighbors. I truly "love" being a part of what has become a true "blessing," in my families' lives.

It seems a long time now that I have been a part of the Board of Trustees...it has been a long time....there are many, many "thankless" hours spent each month, each week, by members of your board that I think go unrecognized; I know it was for me, until I became involved.

The many overlapping responsibilities of caring for Sunridges' needs and improvements are many and varied. Our President and board members, look after our needs and concerns very diligently and thoroughly. You look at the list of board members and their accepted tasks; it covers a lot of responsibility, and well, it does seem endless and daunting at times. It is only accomplished because of the shared responsibilities of your board and/or committee members. It gets "OLD," it gets demanding (and it doesn't pay much) only the satisfaction of a job well done. Several of your board are "repeat defenders" having served several terms in your service.

Sooooooo, would you like to volunteer or get involved? You know...."Ask not what your Sunridge can do for you, but what you can do for your Sunridge."

I would like to personally ask everyone to consider taking an active role in the well being of our beautiful mountain community....yes everyone. It seems that we need to ask or recruit new board membership; rather than review applicants for balloting! Shoot, I'm thinking we need to institute a draft!!! We recognize Sunridge is made up of wonderful families. We really do need your support and assistance. We need dedicated, committed lot owners to step up and take an active part in preserving and improving our community. SERIOUSLY....consider it, think about it and let us know if you could share some of the load with some of your time. We would love to include you on one of our committee's, or better yet on your board.

-John Hansen

### High Country Excavation

is available for water hookups, hydrant sets, septic systems, perk tests, foundations and all of your tractor needs.

Contact:

Carl Frazier

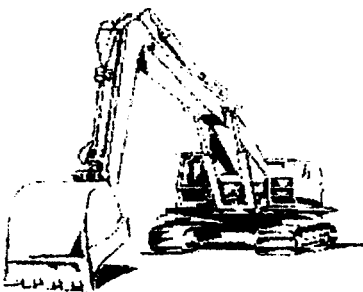
Owner/Operator at

801-791-7905

5683 W. 5500 S.

Hooper, Ut. 84315 or

Sunridge Lot #231



## ---> Covenants, Complaints & Compliance

It's hard to believe that summer is gone and we are all thinking about winterizing our cabins and taking our trailers out for the year. It was a good summer at Sunridge.

We saw two cabins begin construction, five new septic tanks were in and four new sheds were constructed. I want to thank everyone for all of your efforts in obtaining building and land use permits. Just a reminder for those of you who bring trailers to your lot every year, you will need to renew your land use permit each year. I hope to be able to give you some good directions next spring to help you through the renewal process of your land use permit. For those of you planning to improve or build on your lot, please feel free to give me a call and I will give you whatever assistance I can to help you through the application process.

We continue to work with the Weber/Morgan Health Department to assure them that Sunridge is in compliance with the proper disposal of our waste water. Thanks again to everyone for your cooperation and assistance with this effort.

-Steve Matthews

### *The Three Rules of Good Communication*

1. *Have something to say.*
2. *Say it.*
3. *Shut up.*

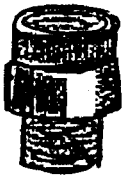


## ---> Our Precious Water!!!

Water is our most important resource on the mountain, without it Sunridge would not be Sunridge. I would just like to remind everyone on the policies regarding the water system.

Sunridge is making improvements to the water system and would like to take this opportunity to remind everyone of the rules that control the connections and use of the water system. First, the water system in Sunridge is owned and controlled by the Sunridge Property Owners and managed by the Board of Trustees. This means that we are responsible for maintaining the quality and safety of the water, so please help us by following the rules for connecting and developing your water system on your property.

1. All connections to the water system must be pre-approved by the Sunridge water officer. (Stephen Mills)
2. The actual connection work must be performed by a Sunridge authorized contractor. (High Country Excavation, Carl Frazier, 801-791-7905, Lot #231)
3. Each connection must include a Meter Setter with Backflow, to assure the safety of the water in the water system, an anti-back flow valve at the connection point, or a Hose Bib Vacuum Breaker on hydrant.



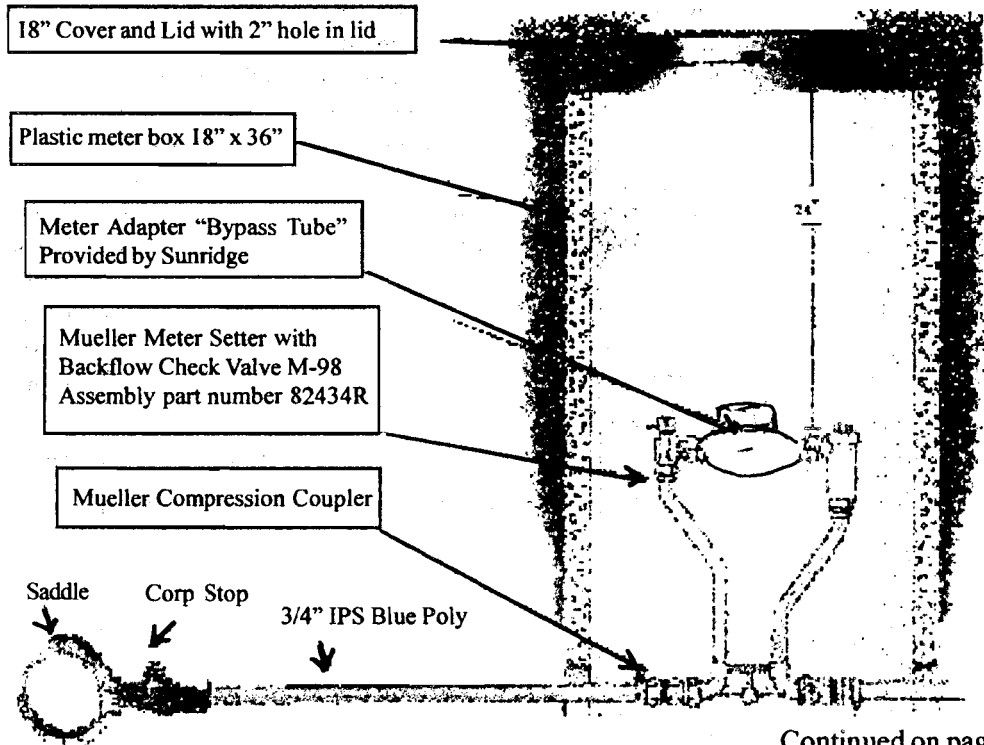
INSTALL HERE



HOSE BIB VACUUM BREAKER

## Sunridge Meter Setter and Backflow

- ☐ Caution: When this check valve is used it makes a closed system. A pressure relief valve must be installed to protect against pressure build up caused by water expansion from a domestic hot water heater or boiler.
- ☐ All Fittings must be brass.
- ☐ No galvanized, no street elbows, or PVC pipe.
- ☐ Yard hydrants should be 4 feet buried Iowa Hydrants.
- ☐ All Water work must be done by a board approved contractor.
- ☐ If home owners work on their water lines, it must be inspected by a Water Master.



Continued on page 5

# The Ridge Runner



Continued from page 4

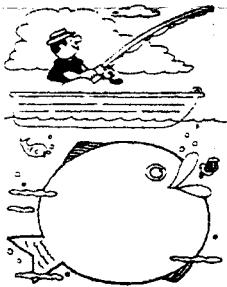
4. Sunridge Board of Trustees reserves the right to inspect any water system that is connected to the Sunridge water system for water leaks, health and safety purposes.

It is important to remember that protecting Sunridge and keeping it safe requires that we all follow the rules and work together for our common goals. Thank you for your cooperation. We all value the quality time we spend at Sunridge, and with your help we can continue to have a high quality water system that is safe for everyone.

-Stephen Mills

## ---→ Sunridge Moose Lake

I do not think there is anyone that belongs to the Sunridge family that does not love the beauty, solitude and serenity of Sunridge and especially Moose Lake. However there seems



to be a growing trend that Moose Lake is to be the dumping zone for garbage, cigarette butts and dog crap! No one has a problem with taking your dog to the lake, but please take a bag and clean up after your dog, I am sure you would at home. If you smoke, please break off your cigarette butt and put it in the trash. Don't flick it in the

lake or on the ground. If you have a picnic at the lake, fantastic! Please remember to haul out your trash when you are finished. If the trash continues to pile up, we might have to change the name of our lake to Garbage Lake, Ash Tray Lake or Dog Crap Lake. I prefer Moose Lake, don't you?

-Dan Thomas

## ---→ As A Reminder

Place 3/4" schedule 40 PVC poles, 8 to 10 feet in length, painted fluorescent orange on your water hydrants for winter. This will mark them so they don't get hit by snowmobilers. Take off all water manifolds, hoses and connections so the hydrant will drain properly for the winter season.

-Carl Frazier

Three and a half agonizing hours at the Department of Motor Vehicles put me in a foul mood. I was still in a funk when I stopped at a store to buy a baseball bat for my son. "Cash or Charge?" The young female clerk asked. "Cash," I snapped. Then I quickly apologized. "I'm sorry. I just spent half the day in line at the DMV."

"Would you like me to wrap the bat," she chirped, "or do you plan to go back?"



**[www.sunridge.info](http://www.sunridge.info)**

The webmaster is Tamara Grant. Her e-mail address is [webmaster@sunridge.info](mailto:webmaster@sunridge.info).

We try to keep this updated with information, please check it periodically.

*The Ridge Runner is published in the Spring and Fall. Other editions can be printed if necessary. This newsletter belongs to members of the association, so we would appreciate any comments or suggestions. If anyone has articles or something to buy/sell, please submit it to the editor and every effort will be made to include it in the newsletter.*

Editor: Carrie Thomas (801-776-9198)  
email: [Dan.Carrie@comcast.net](mailto:Dan.Carrie@comcast.net)