

The Ridge Runner

APRIL 2013



----> Greetings From Your Soon To Be Ex-President.....

As the saying goes, Wow, what a ride! I have made the decision to not run for re-election on the board for the upcoming year. It has been an awesome experience serving the owners of the great Sunridge Association as your president. I would like to take this opportunity to thank all those that have worked on committees to improve Sunridge. I would especially like to thank the board members, present and past for their commitment and support over the years. Through all the blood, sweat and tears, there has been a tremendous amount of highs that WE have been able to accomplish. But, it is time for new leadership to move forward and I wish the new president, whomever that may be, the best and will help any way I can.

The annual owners meeting will be held on **April 22** and will start at **6:30 pm**. You are all invited to attend this meeting. We will be discussing a number of items, but most importantly, an improvement in our water system that will be taking approximately \$60,000 to complete. To accomplish this, we are going to make some sacrifices in our budget for the next couple of years. The board had to make some tough decisions to make this improvement without raising the annual dues or charging a special assessment. Please attend this meeting, where we will be explaining some of the budgetary restrictions that this is going to be required to up-

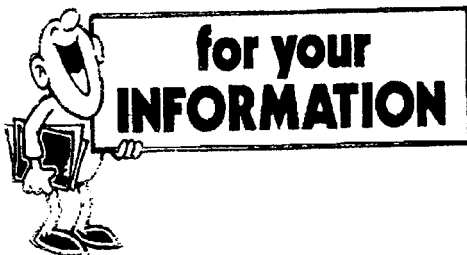
grade our water system.

Carl Wheeler was forced to resign from the board due to reoccurring medical problems. *A big thanks goes out to Carl for his dedicated work of the board.* **Lynn Hicks** has stepped up and accepted the position to replace Carl for his remaining term in office. *Thanks Lynn.*

We are still looking for owners to serve on committees/ board members to help maintain the pristine beauty of Sunridge. In the last newsletter when I explained that it appears that 80% of the work is done by 20% of the owners, I had a few owners comment that "I don't complain, so I don't have to get involved." I would like to respond to this attitude by saying,, if the roads get so bad that you have to drive a 4 wheel drive to get to your property, or the water system becomes unusable and you have to haul water in, or your property value diminishes, because we don't have the cooperation of the owners to keep it as we have in the past, make sure that you don't complain then either. None of us want that to happen, but we need people to actively help and participate in keeping Sunridge the way we have all loved it in the past.

Again, thanks for the opportunity to serve on your board. I hope to see you on the mountain.

-Mike Richey



----> Election Time!

Again, as with all our annual Spring Meetings, elections for new board members will be held; and as customary, we are making all aware that if you want to run for our Board of Trustees, or want to convince someone else to do so, you/they have to be (a), willing to do so, (b),

a registered lot owner and (c), get their name for nomination to me (**John Hansen-Secretary, 801-388-7128**) no later than **April 10th** to get your name included on the ballot.

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	801-227-5023	jehmtm@comcast.net
Treasurer	Alyn Lunceford	801-773-5593	allunceford68@msn.com
Water System	Steve Mills	801-782-6894	ltredcoat@msn.com
Road Maintenance	Jay R. Price	801-745-2463	pricetrans@aol.com
Picnic/Sunridge Shirt Sales	Allan Dalpiaz	801-782-8838	adalpiaz@comcast.net
Security	Lynn Hicks	801-731-4130	lhicks423@comcast.net
Fire Protection	Lynn Isaacs	801-773-6679	LynnandKim55@msn.com
Covenants Complaints & Compliance	Steve Matthews	801-479-8775	scm5535@msn.com

Sunridge Property Owners Annual Meeting Will be held April 22, 2013 - 6:30 PM South Ogden Jr. High School 650 East 5700 South, South Ogden, Utah

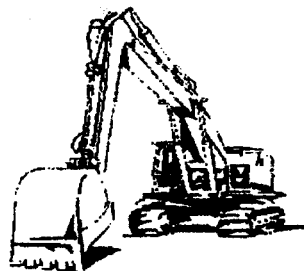
The best directions we can give you is go South on Adams past the Ogden Regional Hospital towards the toll road. Before the toll road, look to your left and you will see the school

Tentative agenda:

1. 10 minute registrations and social time
2. Welcome by President Mike Richey
3. Introduction of Board Members
4. Election of Board of Trustees
5. Presentation in installing the new water tank
6. Budge update
7. Road update
8. Update on Land Use Permits/Septic System requirements
9. Open to Owners for questions and comments

Close of the annual meeting at 8:45 PM as we must be out of the school no later than 9 PM.

High Country Excavation



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

your tractor needs.

Contact: Carl Frazier

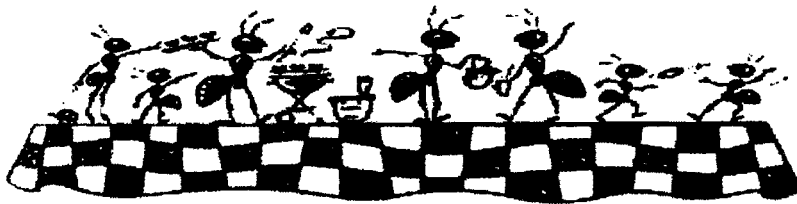
Owner/Operator at

801-791-7905

5683 W. 5500 S.

Hooper, Ut. 84315 or Sunridge

Lot #231



----> Sunridge Summer Picnic

It was very unfortunate that we did not get to have our usual picnic last year. It was expressed to all the board from many of the lot owners; that they missed having it, and will we have one next year? The answer is yes....I hope! It is a bit of an undertaking to get such an event to come together successfully as we have grown accustomed to in the past. (This is probably a good place to say again how much we depended on and so deeply appreciated those that have helped by volunteering their time and tireless efforts in the past.)

We have a new season before us and want to carry on with our traditional get together. We are sincerely asking for everyone to consider becoming involved with our picnic committee and volunteer to help, in some way. We will be forming a new committee and we need some of you great lot owners to help us out. We will have a "sign up" sheet at our Spring Meeting. **PLEASE**, consider giving *your* contribution to this "much anticipated" event. Our committee will have all summer to plan and prepare.

They say "freedom" isn't free....that it takes everyone to give, believe, participate and even sacrifice, to feel the gravity of it! It really shouldn't be expected for the same "tried and true" volunteers to carry the burden, while some of us just "attend."

----> Need a Hand?

Jon Hollingshead (Lot 251) is your man. Jon loves to do handyman work.

If you need assistance you can call Jon and he can help with:



- ✓ **Drywall**
- ✓ **Taping**
- ✓ **Tile**
- ✓ **Finishing work**
- ✓ **Electrical**

Give him a call at **801-668-7112** or e-mail at:

Jon.Hollingshead@comcast.net.

----> Water

Water is our most important resource on the mountain, without it Sunridge would not be Sunridge. Just wanted 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**)
3. Each connection must include a stop and waste valve, to assure the safety of the water in the water system, and anti-back flow valve at the connection point.
4. Sunridge Board of Trustees reserves the right to inspect any water system that is connected to the Sunridge water system for health and safety purposes.

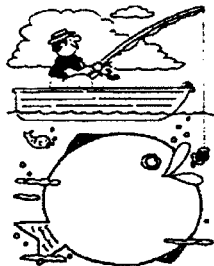
It is important to remember that protecting Sunridge and keeping it safe requires that we all follow the rules and work together for our common goals. Thank you for your cooperation. We all value the quality time we spend at Sunridge, and with your help we can continue to have a high quality water system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

The Ridge Runner



----> Attention

As an item of our budget, and all of our enjoyment, every year we have budgeted to continue planting fish in Moose Lake. It is GREAT for all. The cost for the fish that we budget for is \$2,000.00. This year we are really trying to be as frugal as possible with the inclusion of our scheduled installation of the storage tank. We do NOT want to assess a one time fee, nor increase our annual dues, so we are going to keep as minimal, as possible/practical within our budget needs.



With this plan we thought it appropriate to ask for a donation of "any" size into our FISH FUND, FISH BOWL! Anyone (and everyone) that can see their way to help us out, would give us that much more to work with for our normal road and maintenance needs. Thanks in advance for any help you can give.

What's the difference between a hunter and a fisherman?

A hunter lies in wait.

A fisherman waits and lies.

*Please remember, all
Sunridge roads, for all
vehicles is 15 mph!*

*No exceptions!!!
Let's make it a safe place
to have fun!*

Helpful Tips In The Kitchen

If you accidentally over salt a dish while it's still cooking, drop in a peeled potato, it will absorb the excess salt.

Place a slice of bread in hardened brown sugar to soften.

To keep marshmallows from turning hard, store them in the freezer. When thawed, they're like fresh.

To keep marshmallows from sticking together in the bag, toss a little powdered sugar into the bag and mix.

Wrap celery in aluminum foil before placing in the refrigerator, it will keep for weeks.

Cut a roll of clear plastic wrap in half to use for individually wrapping brownies, cookies and other small items. You end up with two narrow rolls of the perfect size wrap.

Use the cooking water of potatoes meant for mashing, in place of milk, for lighter and fluffier mashed potatoes! Drain potatoes first and incorporate the liquid back into the potatoes a little at a time as you mash or whip them.

Store shelled nuts in the freezer to retain their freshness.

Breads will stay fresher longer at room temperature or frozen. It is best not to store bread in the refrigerator.

Honey is best stored in a dry place because it tends to absorb moisture and become granulated.

Every time the door of the oven is opened, the oven temperature drops 25 to 30 degrees. Use the oven window to conserve energy.

The Ridge Runner



----> Sunridge Roads

Summer is just around the corner and we will all soon be headed to our mountain retreat. In order for us to travel to our destinations we rely on our roads to be in the best condition possible.

In order to keep the roads smooth, safe and in a condition that every owner can appreciate takes effort and a large portion of our budget.

Road work is scheduled as soon as the weather will allow us to move the equipment onto the roads. Please be patient as this work is completed. Driving on roads that are extremely wet and have not been graded and compacted can result in additional costs and repairs.

The board analyzes the portions of road that need the most attention for repair and maintenance. It is determined how much material will need to be hauled in to repair trouble spots and maintain roads. Equipment and materials are then scheduled for the work to be completed. Once the roads are graded, they are compacted then the dust guard is applied. Dust guarding is the largest expense of the road maintenance. If roads are graded and compacted and not dust guarded the integrity of the road is compromised.

Please help us keep the roads in the best condition for the season. May we recommend some helpful tips in an effort to keep road maintenance costs down and the roads in good condition for each lot owner.

- 🚗 Follow the posted speed limit of 15 MPH from the first gate to your various destination on Sunridge, the posted speed limits apply to ALL motorized vehicles i.e. 4-wheelers, motorcycles, rangers, razors, cars, trucks, etc.
- 🚗 Gear down automatic transmissions to low gear. Wash board on the road are created by braking because of excess speed.
- 🚗 If you have a 4 wheel drive vehicle, place it in 4 wheel drive to minimize wheel slippage.
- 🚗 Take responsibility for your action in driving the roads at Sunridge.
- 🚗 Teach all those driving on Sunridge roads the rules for safety and speed, including guests and the younger drivers.
- 🚗 Remind those who are not following the speed limits of the effort to help reduce road costs.
- 🚗 Take time to enjoy the beautiful surroundings on the drive to your destination.

-Jay Price
Road Maintenance

Sunridge has a webpage:
www.sunridge.info

The webmaster is Tamara Grant.

Her e-mail address is
webmaster@sunridge.info

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



**Please close and
lock all gates
pertaining
to Sunridge.
It is our best
defense against
vandalism!**

The Ridge Runner



----> 2013 Fire Season Could Be A Repeat of 2012

I'm sorry to report that thus far this winter it's pretty much a repeat of last winter....low snow pack with very little water content. So this being said if things don't change drastically, we will probably have to prohibit camp fires sometime during the 2013 Season. This could all change if we could get some regular rainfall during the summer months. Remember, when using your camp fire,

keep a water hose at the fire pit site. Hose down the surrounding area before starting your fire and do the same when you are done. Spray the surrounding area again, then make sure all hot embers are extinguished. We had one camp site last season that ignored the no fire restriction and was levied with a very stiff penalty. Going against the fire

restrictions show no respect for all other Sunridge owners and will not be tolerated. If anyone witnesses this type of infraction, use your cell phone to take a picture. It will have a date on it to show the board members or report to the gate guard. He will know what to do. But please report it....the board will deal with it appropriately. I hope we all have a wonderful 2013 Season. Thank you all.

-Lynn Isaacs

----> The Snow Pack Was Dismal

It's time again to start off the year with our annual Spring Meeting. We are having it early this year for scheduling purposes; April 22, vs our normally schedule May date.

For any of us that enjoys our Sunridge experience throughout the winter months, let me add my "two cents worth" on the winter snows, or lack of it. This winter seems to have been, at least to this point, another like last year that has us at very low snow levels, and even more importantly very little water in the snow that is there.

Throughout this entire winter the snow has never been deep enough to cover the tap/hydrant for my water and shoot, the short little Moose Lake sign up at the lake has never been totally covered. It will be interesting to see how our spring water flows start out this spring. We normally see them drop off throughout the summer time, and always hope for a surge in our spring.

We have been constantly reviewing and assessing our water system and the need to keep it in repair. We have had both short and long range plans and actions that we have undertaken to maximize its integrity and sustainability, one of which was completed last year. The pump station is replenishing water from our lower storage facilities, up to the single/autonomous storage on our upper system No. 4. The other or next improvement that we have scheduled, will be initiated with the spring thaw and that is to complete or finally add the second water storage tank at the top of our community at system No. 4. We will double the storage capacity and be able to utilize more of our spring flows that now gets under utilized, going down the back side of the hill.

Hopefully we will not be in "dire need" for spring revitalization, but if we do get burdened with a low producing water year, we will have done all that we can to this point, to protect our investments, our enjoyment and our availability of our pristine water that we need, love and enjoy.

-John Hansen

TO PEEL OR NOT TO PEEL

Actually, there's no question here.....whenever possible, don't peel that apple. Two thirds of the fiber and many of the antioxidants, are found in an apple's peel.

Why do you
press harder
on the buttons
of a remote
control when
you know that
batteries are
dead?