

the Ridge Runner

NOVEMBER 2008



----> Greetings From Your President.....

Well, another summer at Sunridge is winding down and over-all I think it was a great year for the property owners. We had a good winter snowfall and that did make it a little later in the year before we could get in. We also had a dry summer, but over-all we got through the year with minimal water problems and I don't know of any owners that ran out of water. Thanks to all the owners for conserving this precious resource. It was also nice that there were no fire restrictions this year.

To start with a little bit of a sad note. Board member, **John Groveau**, had some work and personal commitments that required him to resign from the board. His knowledge and commitment to Sunridge will be missed. I would like to introduce **Lynn Isaacs** in lot H-170, who has stepped up to fill the open position for the remainder of the year. My thanks to John for his years of service and thanks to Lynn for filling in.

While giving out words of thanks, I would also like to thank **Mel and Jean Schiffman**, for keeping our restrooms clean and keeping them stocked with supplies this year. Also thanks to **Monan Lovell, Brent Frost, John Rice and Carl Frazier** for their work in the picnic area. We are going to be putting some sod in the bare area next year that will make this a nice area for all of us to use. **Mel Schiffman** has also spent I don't know how many hours, working on water problems in the lower area, so thanks again Mel.

One of the changes the board has made, due to an out-pouring of owner concerns, is that the "four key policy" has been recinded and we are working on coming up with new rules for keys. Please

see the attached article in this newsletter, a draft that **Joe Murray** is working on. If you have any suggestions, please forward them to Joe.

It seems that one of the biggest problems we are having is with hunting. Sunridge is no longer a hunting club. We are a sub-division and we are going to have to make some difficult decisions on hunt-

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Sunridge Property Owners

Board of Tustees

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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 (776-9198)

email: Dan.Carrie@comcast.net

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*If you were arrested for kindness,
would there be enough evidence
to convict you?*

President's message continued from page 1

ing. Please review the information in this newsletter pertaining to hunting. Along those lines, I want to keep the Ridgerunner as positive as I can, but the next item that I need to make the owners aware of, for the life of me, I can not make positive. Someone, we don't know if it was an owner or visitor, shot a moose on the trail, right next to our lake, then had the gall to clean the animal and leave the innards right on the trail for everyone fishing and walking around the lake to view and get sick over. By the time the board could take action and PAY someone to clean this up, the remains were scattered into such a mess, it had even spilled over into our lake. Now don't take me wrong, I'm a hunter myself and understand that the animal has to be cleaned, but to do so where families are walking and having to view and smell this is beyond belief and if anyone would like to take credit for this disgusting act, I would love to talk to you and present you with the bill that your fellow owners had to pay. The Utah Division of Wildlife would also like to talk with the person or persons responsible as the area of the kill was in a "no hunting area." Enough said, please show some respect to other peoples property and the common grounds of Sunridge.

Now back on a better note. Your board usually meets the second Tuesday of the month (however, there is no meeting in December) at 6:30 pm in the basement of the Ogden Library, 2464 Jefferson Avenue, Ogden. Check the website for any changes of the dates and locations. All owners are welcome to attend and time permitted will be given a chance to ask questions or make comments. And finally, the board wishes you and yours a Happy Holiday Season and a Super New Year!

-Mike Richey

---> New Policy Proposed

Because the board has voted to rescind the 4-key policy, this is a rough draft of a proposed new policy. Please look it over and any feed back that you have contact me at 801-393-7062.

Rough Draft

In consideration of our recent problems and opinions as to the management of keys to our Sunridge gates, I have put together these suggestions. I have come to the conclusion that there is not any method that will make everyone happy. As property owners, we must remember that key management by the family is absolutely necessary to the success of our project.

1. Each property owner shall receive 2 free keys at the time of the re-keying process.
2. Additional keys may be purchased for \$20 per key. We would allow a maximum of 8 keys. Any owners who would want more would have to appeal to the Board of Directors for consideration.
3. Each property owner would be required to sign a document that he/she is responsible for all keys assigned to him/her. The property owner would then be responsible for keys that may be given to a family member.
4. If a person having extra keys (beyond 2) is found to be breaking Sunridge rules, the property owner must return the key that person is using to the Board. That person could not be issued another key until future re-key times. This is an important rule to all lot owners and families for successful key management.
5. Keys loaned to contractors for building construction must be reported to the Sunridge Board and the date (not to exceed 30 days) the keys are to be returned to the owner. If the key is not returned by the contractor to the owner, the Board must be notified and the key recalled by the Board.

If any key management program is successful, the property owner must take responsibility to make it work

-Joe Murray

**Please close and lock all gates!
It is our best defense against vandalism!**

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----> Summer 2008 Safety and Security Issues

Security of our holdings on Sunridge is a most important aspect of ownership. Being able to leave valuable property and possessions unattended and know that they are secure and will be there when we return is most gratifying. Having our "HOST" at the security gate helps deter those who would like to pilfer, vandalize or otherwise destroy our dreams.

Our greatest asset to providing security is our GATES. They do us no good when we leave them open or just give keys to anybody. When you have contractors coming to your property it is really best to escort them, or at the very least when the job is finished, **RETRIEVE** the keys.

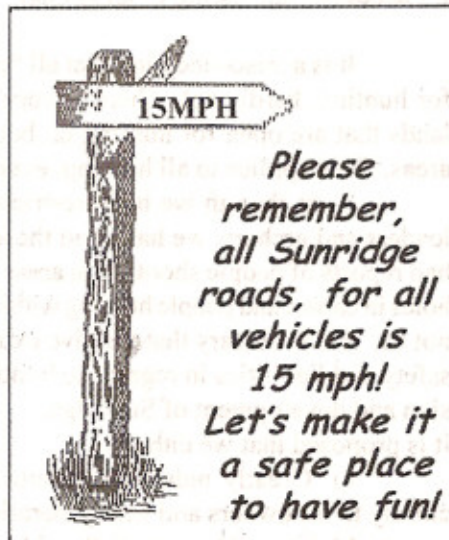
It is the property owners responsibility to instruct their guests in the rules and regulations of Sunridge and provide ATV license plates for those who want to bring them to Sunridge. The speed limit is 15 MPH for all vehicles and the Sunridge ATV lot number Identification Plate is to be easily read from the rear of the ATV. The property owner is responsible for their guests actions on Sunridge. Before allowing your guests access to Sunridge, inform them of our rules. Each of us, must respect the property of others, no trespassing and keep noise to a minimum.

Children under the age of 16 years have been riding ATVs unescorted by adults. This is an invitation for trouble. One teenager ran his ATV off the road after dark while riding unaccompanied. It is also recommended that youth wear safety helmets.

Hunting incidents this year included the shooting of a deer on another's property, close to a cabin. Someone killed a moose next to Moose Lake and discarded the guts in the lake. Once again, too close to cabins to discharge a firearm!

I would recommend that all hunters be in the direct control of the property owner. Perhaps a 5 year moratorium on hunting should be imposed. This year we have even had people steal cut and stacked firewood from others lots. Where is the respect!

-Chuck Stuart



----> Cabins For Sale

Lot # H-017

Contact
Rhea Nielson
for more
information

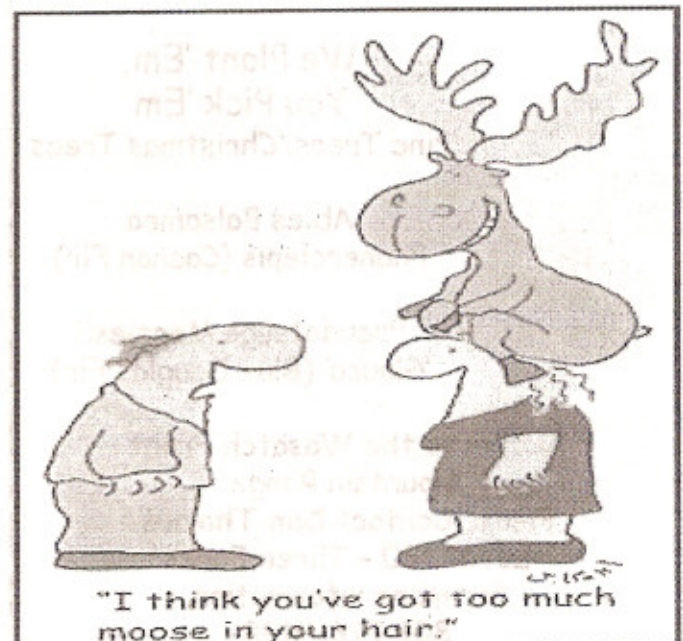
Phone: 801-773-5981



HOW TO TELL THE SEX OF A FLY



A women walked into the kitchen to find her husband stalking around with a fly swatter. "What are you doing?" she asked. "Hunting flies" he responded. "Oh, killing any?" she asked. "Yep, 3 males and 2 females," he replied. Intrigued, she asked, "How can you tell them apart?" He responded, "3 were on a beer can and 2 were on the phone."



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----> Attention Sunridge Land Owners!



Is your generator muffler loud...too noisy or just plain gone bad?

Brent Law,
Sunridge land owner, Lot #SR-050 and

also owner/operator of MasterMuffler, will quiet that machine at a discount price. Contact Brent at Master Muffler, 3590 Wall Avenue, Ogden or phone him at 801-393-8449

----> To Keep All Informed

This year we have had many problems arise that are associated with hunting on Sunridge. There was a moose killed at Moose Lake, right at the shore's edge (left gut pile mess). This area is near cabin sites, and private property lots and violates several rules and safety concerns.

We also had a deer killed or harvested on a private lot. These issues were turned into the DWR for investigation. There may have been extenuating circumstances in these cases that need to be considered, but it is clear that the safety and welfare and even general liability increases when rules are broken or ignored. There are penalties and fines in place for noncompliance and will be enforced where needed.

We need to understand:

- ⇒⇒⇒ All hunting is prohibited on or around Moose Lake, the whole meadow or flat associated is off limits to hunting of any kind, not even grouse or fowl.
- ⇒⇒⇒ There is absolutely **NO HUNTING** within a 600 ft. (200 yd./two football field lengths) of **ALL LOTS**, regardless of having a cabin, trailer, tent or any development present.
- ⇒⇒⇒ There is absolutely no hunting from any of the roads, in addition to setbacks defined above.
- ⇒⇒⇒ You are not allowed to cross or trespass on any lot for access or harvesting of an animal.

It is a misconception that all "common land" is open for hunting, hardly so! There is very little of the common lands that are open for hunting on but a few larger, remote areas. This applies to all hunting, even archery and grouse.

Even though we have restricted hunting to muzzle loaders and archery, we have had these problems. We have had reports of people shooting in areas they shouldn't, bullet holes in cabins and people hunting within Sunridge that should not be. It is necessary that we give extra attention to general safety and liabilities in regards to hunting, due to the expansion and development of Sunridge.

It is proposed that we either:

- a) Greatly reduce and control hunting even more closely to lot owners and first generation family only, or...
- b) Stop all hunting in Sunridge altogether. Many lot owners have voiced their opinions that we should close **ALL HUNTING** for at least a 5 year period. (whether it is for big game conservation concerns, or just safety and welfare and maybe even liability, in regards to the enjoyment of Sunridge).

Please give us your thoughts or comments. Please e-mail: Secretary, John Hansen at jehmtm@comcast.net.

**We Plant 'Em,
You Pick 'Em**
Pine Trees/Christmas Trees

Abies Balsamea
Phanerolepis (Caanan Fir)

Pseudotsuga Menziesii
'Glauca' (Blue Douglas Fir)

Native to the Wasatch Front
Mountain Range
Please Contact Dan Thomas
Lot # 130 - Three Forks
for more information.
801-776-9198

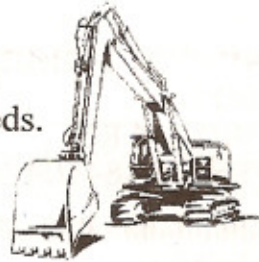
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HighCountry Excavation

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

Contact:
Carl Frazier,
Owner/Operator at
801-731-5485 or 801-791-7905
Lot #231



----> "Community Rules"

As a word of notice, the "Community Rules" process that was presented at our Spring Meeting in May has been given much attention and considerable committee time to provide a method of reference when non-compliant disciplinary action is taken by Sunridge Board of Trustees, or legal representation. The nearly 20 page document defines the methods of action, the process of notification and a fairly thorough list of major problem areas, that all lot owners should be aware of. The associated fines that have been compiled for these non-compliance areas are listed as well.

It is unfortunate that so much time, effort and costs should have to be given to this type of project. It is however, extremely important that it is done; that we have a method of accountability to assure responsible compliance to our community. The comfortable enjoyment of all lot owners at Sunridge is only possible when all lot owners uphold their responsibilities. All owners are equal. All owners have equal opportunities for their families enjoyment, now and throughout the future, within Sunridge. All owners also have the same need and responsibility to follow and adhere to our covenants, by-laws and community rules.

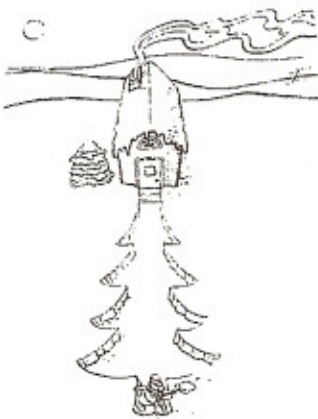
It is probably evident to all, that MOST of our non-compliance or disciplinary actions are directed to NON LOT OWNER people. The extended family, guests, contractors etc. seem to take advantage of us. It needs be said that the lot owner is accountable and responsible for their actions. We do not have the luxury to ignore, or accept non-compliant behavior or actions....and it will not be! Please review this document as it is posted on our web page. Take note of the level of fines associated. If the rules are broken or disregarded, be prepared to be held accountable for your actions, if we unfortunately have to address them. These fines are not "far off" liens, but immediately collectable fines that will be handled quickly by your Board of Trustees or legal council action.

Please see insert

----> Mmmmm Good! Spiced Cider

Heat 1 1/2 quarts apple juice, and add
spice mixture (below) stir until blended!
Mixture:

1/4 cup firmly packed brown sugar
1/2 teaspoon ground cloves
1/4 teaspoon nutmeg
2 teaspoons cinnamon



The Board wishes all Sunridge owners a very Happy Holiday Season and hope that the New Year brings all Sunridge owners health and happiness. We look forward to seeing everyone at the Spring meeting.