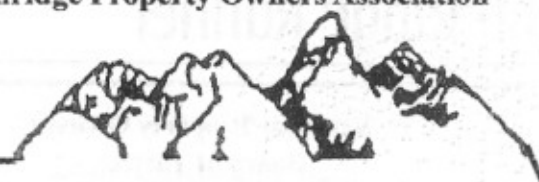


the Ridge Runner

NOVEMBER 2010



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

As another summer season has come to an end, we have enjoyed a beautiful summer up on the mountain. Most of you have noticed the improvements that have been made at the picnic area. I would like to thank the following people for donating their hard work and dedication getting these improvements completed, without having to pay high labor expenses. It took a lot of blood, sweat and tears to accomplish these major improvements. Our thanks go out to **Monan Lovell**, and his grandson (I'm sorry I didn't get his name), **John Rice**, **Carl Wheeler**, **Larry Worrell**, **Chuck** and **Wanda Stuart**, **John Hansen**, **Mel Shifman**, **Carl** and **Jake Frazier** and **Kay Johnson**. If there were any others that I may have left out, I apologize for the omission. The picnic area is something to be proud of for all owners to enjoy.

I am happy to report that **Joe Murray** has recovered and is doing well. As one Board Member that is doing better, there are a couple of us that have had some health issues. **Carl Wheeler** has been diagnosed with bladder cancer and has had to have a couple of operations to remove the cancer. He has recently started treatment to ensure the cancer is taken care of. Yours truly, (**Mike Richey**) has had two heart surgeries in the last two months and I did not even realize I was sick until the doctor explained that I needed treatment right away. I have joked that I did not have a heart attack until I got the

bills. We are both hoping to recover rapidly.

For those of you that attended the annual picnic, a good time was had by all. There was plenty of food and the rain held off for the event. If we could have controlled the wind, the event would have been a total success. Thanks to **Lee Child** and his committee, for putting on this fun event.

On a negative note, one thing that did occur this summer, is a visitor of one of the owner's was driving a four wheeler at a high speed up by the power lines and was involved in an accident of hitting another owners vehicle head on. The visitor spent some time in the hospital, but recovered. The owner was not injured, but did have severe damage to his truck. It sure could have been a lot worse. Please remember to observe the speed limit of 15 miles per hour on all of Sunridge roads. Also remember, that you, as an owner, are responsible for all visitors to comply with all rules and regulations of Sunridge.

While compiling the article, I was informed that long time owner and former Board Member of the lower area, **Gary Cue**, has passed away. Our condolences go out to his family. He will surely be missed on the mountain.

Have a wonderful fall and winter season.

-Mike Richey



----> Winterizing Water Hydrants

With winter coming on, all lot owners would be wise in doing the following to their water hydrants, so that they do not freeze over the winter.

1. *Disconnect all hoses and attachments.*
2. *Remove all backflow preventers.*

This will allow for proper water drainage, to keep it from freezing. It is also recommended to mark your hydrants with an 8-10 foot piece of 1/2 or 3/4 inch PVC pipe so that snowmobiles can avoid hitting them.

Another reminder, if you are working on your water system, there are some new state requirements for upgrades and backflow preventers. This must be done anytime you are working on your water system. Please check with **Carl Frazier** for these specific requirements.

-Carl Frazier
Water Master

the Ridge Runner

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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.

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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.

It was just before Thanksgiving in Walmart and a woman was anxiously picking over the last few remaining turkeys in the hope of finding a large one. In desperation she called over a Walmart assistant and said, "Excuse me. Do these turkeys get any bigger?" "No madam, he replied, they are all dead."

As the holidays approach us, we wish everyone a safe and happy holiday season.

----> An Update For All

Here it is again, fall of the year and another summer season at Sunridge is winding down. The fall with all it's beautiful colors and cool weather is a real special time to enjoy our mountain.....my favorite.

Just a note to keep all informed. We have had a generally good season with few problems or incident reports needing to be attended to. We still have reports too frequently of people riding atv's or side-by-sides too fast...a few reminded to get proper plates on them...but we are improving. Our biggest problem in this area is by far speeding on and around the flats at Moose Lake and the back roads around the water tank roads. These roads, and ALL roads are STILL 15 mph! If you or your kids and grandkids are going..."whee, wow, whoopee" and are riding like the atv commercials depicted on TV, you're riding too fast. If you need to ride faster and more aggressive, take them to the dunes or elsewhere....please.

We did have one major accident in which an atv crashed into the front of an oncoming pickup truck; luckily no one was seriously injured, but serious enough for extensive repairs on both the atv and truck. There are rules for a reason...be careful. The major part of the solitude, the serene peaceful views, the wildlife, nature, your Sunridge, is to be enjoyed BY GOING SLOW. Leave your "hurry ups" at the lower gate and drive slow and enjoy.

Our water project that was reviewed at our spring meeting to build a pumphouse on system #3 water storage tanks and then, being capable of balancing water up to system #4 is still in the process of being approved by the state. We will now have to move that project to next season, instead of accomplishing it this year.

Sunridge is such a beautiful, wonderful development to be a part of, my family seems to have our before and after Sunridge memories. We are so fortunate. We should be proud...grateful...and respectful of our opportunities and obligations.

Your Sunridge neighbor, board secretary and friend.

-John

the Ridge Runner



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
801-731-5485 or 801-791-7905
Lot #231



--->Covenant Update

Another summer has gone by, we have seen several cabins under construction and many lot improvements take place this year. Each lot has its own special view. I want to thank those who have followed the rules and involved the Board in your construction and improvement plans.

For the benefit of new property owners, when Weber County approved Sunridge development it was set up as a Cluster Home Subdivision with a Property Owner Board of Directors, also By Laws and Covenants which all property owners are subject to. The By Laws and Covenants are posted on the web site www.sunridge.info if you did not receive them from the previous owner, you can print them from there. You can also get a copy from the secretary of the Board if you do not have internet access.

Sunridge is Zoned F-10 by Weber County and this requires building permits and land use permits from the county. Land use permits from Weber County are required for recreational vehicles on property for more than 10 days and all buildings including small sheds. Land use permits for cabins and trailers must have an approved septic system on the property. Weber County Environmental Health Department is currently researching and updating records of Sunridge and will be looking at each lot for compliance.

The County and our Covenants only allow for 1 long term recreational vehicle (camping unit) on lots less than 2 acres and 2 recreational vehicles (camping unit) on lots with 2 acres or more. These rules will be enforced by the County and the Board.

If a road has been cut into a lot, the Covenants require a sign with a lot number on it that can be read from the road. We are getting better, but there are still some lots that do not have numbers on them.

Before any structures can be placed on any lot, they must be approved by the Board.

The By Laws and Covenants have been approved by the majority of the property owners to protect the enjoyment of Sunridge and the value of their investment.

We purchased our lot the fall of 1979, built my cabin in 1980, I have served 3 terms on the board trying to solve problems and make Sunridge a better place. Any questions please contact me at 435-723-5655 or email me at cwheele@msn.com

-Carl Wheeler
Lot H-80

Current Board Member



--->Sunridge Roads

Each year a large portion of the budget is expended on road maintenance. In order to keep the roads smooth, safe, and in a condition that every owner can appreciate takes effort.

Each year 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 troubled spots and maintain roads. Equipment and material 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 road is compromised. In an effort to help keep the roads in the best condition for the season we would like to recommend some helpful tips to help us keep the road maintenance costs down and the roads in good condition for the summer season for each lot owner to enjoy.

- Follow the posted speed limit of 15 mph from the first gate to your various destinations on Sunridge, the posted speed limits apply to ALL motorized vehicles, i.e., 4-wheelers, motorcycles, rangers, razors, etc.
- Gear down automatic transmissions to low gear. Wash boards 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 actions 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