

the Ridge Runner

MAY 2008



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

In January I was reviewing the agenda for the monthly Sunridge Board Meeting and one of the items was the election of a new or "different" President for 2008. I thought to myself, "well, being one of the newest members of the board, I surely don't have anything to worry about there." Then driving home from the meeting, and having been elected the new President, I was asking myself, "how in the world did that happen?" But, I am excited at the opportunity to serve as **YOUR** Board of Trustees President.

I would like to thank **Larry Worrell** for his time and commitment as President and for his help in getting me up to speed. He has left some big shoes to fill, but I will do my best.

Your Board is working hard to represent the majority of the owners and it is really hard to communicate all of the information back to you. With the cost of mailings, it is not practical to send other communications out by mail. The two ways we are going to try to keep you better informed are by updating our website, www.sunridge.info more frequently and the other is sending out e-mails. You were asked to provide e-mail addresses when you received your dues invoice. If you did not provide your e-mail address at that time please send **Alyn Lunceford** (AlynL@utcourts.gov) your e-mail address, or if your kids have one, ask if you can use theirs and have them make you a copy of any correspondence. The Board has a monthly meeting usually held on the second Tuesday of each month at **6:30 pm**, in the basement of the **Ogden Library, 2464 Jefferson Avenue**. Check the website for any change of dates or location. All owners are welcome to attend and time permitted, will be given a chance to ask questions or make comments to the Board.

As most of you are probably aware by now, **Carl and Sarah Frazier** lost their cabin to a fire. It was burned to the ground and totally destroyed. As sad as this is, we have to be thankful that if it had to happen, it happened in the winter and not the summer. For as large as this fire was, it would have been a lot more devastating to other cabins and properties if it would have occurred in the summer. The Frazier's will be rebuilding their cabin

this summer. We will be having some cabin rebuilding parties to assist them. More information will follow. Please do everything you can to protect your property. See **John Hansen's** article on Fire Prevention in this publication.

I encourage every owner to attend the annual Sunridge Property Owners meeting on **May 5, 2008**. There are a number of very important topics that we will be covering at that meeting that will have great impacts, financial and otherwise, on each and every owner. Please mark your calendar and try to attend.

- **Mike Richey**

Sunridge Property Owners Board of Trustees

Mike Richey (President)	801-773-3683 m.richey@comcast.net
John Hansen (Secretary)	801-782-3191 jehmtm@comcast.net
Alyn Lunceford (Treas.)	801-773-5593 alynl@utcourts.gov
Carl Wheeler	435-723-5655 carlwheele@msn.com
Larry Worrell	801-782-9291 lgworrell@sisna.com
Jay Price	801-745-2463 pricetrans@aol.com
John Groveau	801-776-4336 groveauj@owatec.edu
Carl Whiteley	801-782-5413 dramateri@sledgeek.com
Chuck Stuart	801-544-4969 charles.w.stuart@1-3com.com

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

the Ridge Runner



----> Annual Meeting Agenda

Monday, May 5, 2008 - 6:30 pm at South Ogden Jr. High School.

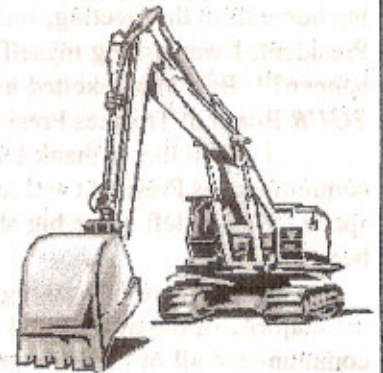
1. 10 minute social time
2. Welcome by past and present Presidents
3. Election of new Board Members
4. Fines for covenant and rule violations.
5. Road maintenance update
6. Water system and holding tank update
7. Update on old church property, Powder Mountain, Weber County right-a-way road through Sunridge
8. Annual Sunridge budget

Close of Annual Meeting. We must be out of the school no later than 9:00 pm.

*What do you call a sleeping male moose?
A Bull-dozer!*

HighCountry Excavation

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



Contact:

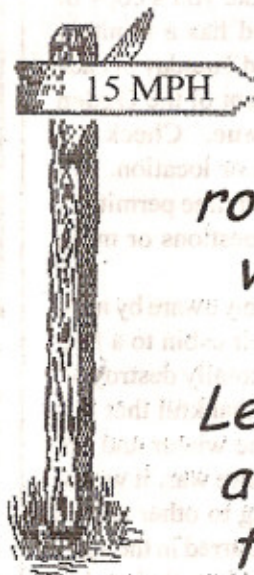
Carl Frazier,
Owner/Operator at
801-731-5485 or 801-791-7905
Lot #231

----> FYI....Ant-Proof Your Hummingbird Feeder



If it bugs you that ants come to your hummingbird feeder and treat it like a picnic table, try this. Punch a little hole in the bottom of a shallow can (ie. tuna) and thread through the line that suspends the feeder. Tie a large knot in the line so the container rests on the knot. Seal the hole at the top and bottom with silicone caulk. Then punch a hole in a smaller can, slip that over the string

and caulk it to the bottom of the first can. After the caulk hardens, pour in water and your feeder will be ant-proof. It acts like the moat around a castle.



*Please remember,
all Sunridge roads, for all vehicles is 15 mph!
Let's make it a safe place to have fun!*

the Ridge Runner



----> Welcome!!!

We, as a Board, would like to welcome all new Sunridge owners that have joined us on the mountain, since our last newsletter. We look forward to see you on Sunridge and getting to know each of you.

----> New Security Guard for the 2008 Summer Season

During this summer season on Sunridge our Security Guard will be **Harold Robinson**. He and his wife, **Maggie**, will occupy the camp site at the Security Gate. Harold and Maggie will come to us from their winter camping site of Snowflake, Arizona, so they are already acclimated to our altitude at Sunridge and have experienced unpredictable weather conditions similar to Utah.

The duties of the security guard will include: Welcoming and logging in people and vehicles entering Sunridge on Check-in sheets. Ensuring **ALL** ATV's entering Sunridge have a Sunridge license plate attached, and rejecting entry of any ATV that is not properly identified and shall be observant of any abnormal conditions or behaviors and pass those observations on to Board members for appropriate action.

Harold and Maggie will have free reign to drive around Sunridge and utilize our facilities and Moose Lake. During their excursions they will be taking note of any abnormal conditions. The hours of the guards attendance at the security gate will be variable and are the responsibility of **Chuck Stuart**. If there are any concerns about the guards activities, feel free to contact Chuck Stuart or some other Board member. Your cooperation with Harold and Maggie will be greatly appreciated.

-Chuck Stuart

----> Cabins For Sale

Lot # H-017

Contact

Rhea Nielson

for more information

Phone: 801-773-5981



----> Non-Compliance Headaches

It saddens me to report that we need to remind all lot owners that we have challenges throughout the year by people that disregard the rules of conduct defined in our covenants. Unfortunately these need to be addressed, or corrected. Any violations or problems that are brought to the attention of the Board for covenant non-compliance etc. is done within the guidelines of the "Covenant Non-Compliance Policy," that everyone should be aware of. The steps in which an occurrence is filed with the Board, directly or via an incident report with security to correct the problem is corrected as quickly....easily....and painlessly as possible. When non-compliant infractions are drawn out to the extent that an attorney is needed, it becomes costly to the lot owner that is held in violation.

For the record book; the fine assessment list the attorney uses defines a \$50.00 (1st time offender) fine for: speeding (all vehicles), outside watering, leaving security gates open, aggressive ATV riding, no ATV ID plate, ATV loud/noisy with pipes and/or no spark arrestor, open fire violation (not compliant to posting on gate), shooting guns in unauthorized area, hunting or killing of game (unauthorized area or permission), more than permitted number of trailers on a lot, and probably other non defined infractions that may occur. There are even higher level fines for not acquiring plot plan approval, or building approval for improvement on water lines or building set backs, when building or improving lots,

We make this apparent to all so that we can avoid problems. Once it is turned over to our attorney, it is costly. From the first contact phone calls, letter drafts, meetings etc. the legal fees associated are compiled, and **added onto the \$50.00 non-compliance fine**; and will quickly run into the hundreds of dollars. (We wish this were never needed, believe me!).

Please be aware of this.....but please....**PLEASE** just continue to be a good neighbor! The two "C's".....Courtesy and Common Sense, while we treat all our neighbors as we would want to be treated should be policy enough, you would think.

-John Hansen

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

the Ridge Runner



----> Fire Prevention Guidelines!!!

As a reminder to all of our lot owners; it is extremely important for each of us to evaluate the potential possibility of a fire on our lots! As terrible as this thought is to consider there are a few guidelines that we should understand:

The insurability of your cabin, and/or the cost of that insurance will be influenced by defensibility of your property. The safety for your family, and the horrendous loss of your cabin, trailer etc., and its contents....not to mention structural costs scares you to death to contemplate. We were told that there would be a list of cabins etc., compiled by the fire fighters that would list the cabins/structures in a priority of potential to save (most to least, defensible). And that if you had a lot that was deemed too hard to defend vs. others affected in the area, that those that *could be saved would be given priority over those that could not.*

The guidelines put out by the U.S. Forest Service, and fire fighting agencies to give us as much peace of mind as possible are:

1. Defensible space! Clear away the grounds of your property around your cabin or trailer site. Cut back the trees or bushes, deadfall etc. that tends to be too close to your cabin. 20 feet is a good number to begin with, actually "the more, the better" motto is safest....but all seem to love the aesthetics of the trees. This includes firewood piles, keep wood storage away from the cabin as well. Make sure your cabin chimney has spark control/arrestor installation.
2. Have a "tap" or hose hookup close to your cabin. with

a hose that you could spray or "wet down" the exteriors of your cabin if the need was eminent. (Not too close, or against, your cabin....if you couldn't get to it.)

3. Keep your fires closely guarded, and controlled. If using an outside fire pit, make sure that it is safely/ properly constructed, proper distance from structures, canopy or overhang of trees and or shrubs. Keep adjacent area free of dry grasses, weeds, shrubs, etc. and fire wood pile (and a charged hose nearby). *Follow Sunridge outside fire guides/restrictions.
4. Do not allow fires to burn out unattended. Make sure any fire, coals, or even charcoal (anything that can create an ash/spark) is completely out! Stirred and put out with a hose/water.

If the need for outside assistance is needed, hopefully the word/call can be responded to from the Valley fire departments in a timely response. For those areas with hydrants, water should be available to assist effected structures and nearby areas, somewhat. What we need to understand is that the amount of store water in our reserve tanks is minimal, at best, and would be used up quickly. Our best extreme fire protection should come from the waters of our water retention pond (Moose Lake), if needed, for helicopter assistance.

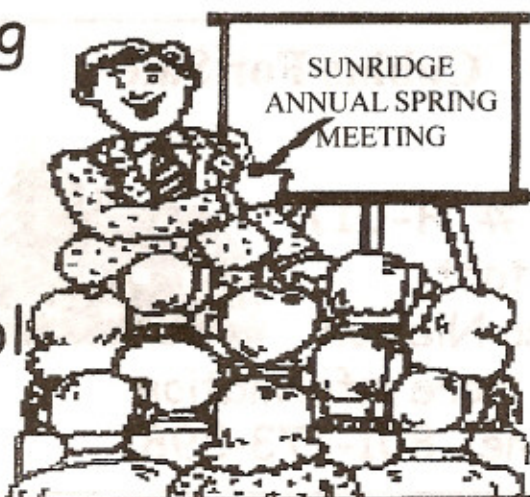
Our best defense from fire is what we can do for ourselves. And in this way protect our friends, neighbors and Sunridge owners. Be careful, be aware, be alert.....Be Safe!

-John Hansen

The Sunridge Spring Meeting will be held

Monday, May 5, 2008
6:30 pm

South Ogden Jr. High School
in the Cafeteria



the Ridge Runner



----> Sunridge Fund Raiser!

As usual, we would like your support by purchasing a Sunridge logo product at our annual meeting, Monday, May 5, 2008 and throughout the year. Also our special orders are prepaid only for the same cost as in stock items. Thanks for all your support!

Visors	\$7.00
Hats	\$15.00
T-shirts	\$15.00
Golf shirts	\$20.00
Sweatshirts	\$25.00 - \$30.00
Hoodies	\$40.00
Sunridge Stickers	\$7.00

----> Nominations of Board Members

There are three Board of Director positions that will be elected at the annual meeting on May 5th. If you are interested and would like to run for the Board, you need to contact **Mike Richey** **BEFORE May 1, 2008**, so that your name can be listed on the ballot. Anyone interested in giving their time and effort in representing Sunridge are welcome to run for these positions.

----> Road Maintenance

It's almost time for another beautiful year on the mountain! Last year we started grading by May 15th, however with this years snow totals, we may be waiting a little longer. This year with our 2008 funding, we will be grading and dust guarding, with no new additional road base. Please help preserve our roads by using 4-wheel drive to prevent washboarding.

-The Road Guy, John Groveau

----> Roadside Tree Trimming and Clean-Up

Saturday, June 7th at 9:00 am, we have scheduled our Roadside Tree Trimming and Clean-up Day. This is our second year in a row that this important activity has been scheduled after being absent for several years. Trimming back the roadside vegetation is important for the safety of all drivers and the protection of the finish on our vehicles.

Participants will be asked to bring their own tools and trim back overgrowth even to the edge of the roadways, and as high up as possible, to allow clear passage of trailers and other vehicles. The majority of the organized trimming and clean-up effort will be along the commons areas.

The only reward will be self satisfaction and a Hot Dog Picnic social afterwards at about 1:00 pm. Every owner-member of Sunridge is asked to maintain a clear frontage of their own lots and to also eradicate the Dyers Woad.

-Chuck Stuart

