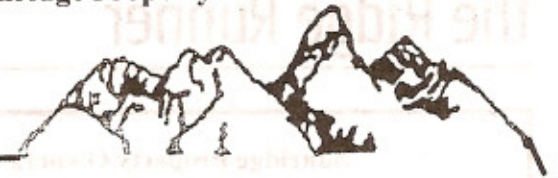


the Ridge Runner

APRIL 2009



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

I would like to start by apologizing to most of the owners. The last RidgeRunner you received had some very negative pages as to community rules. We, as your Board of Trustees, try to keep the RidgeRunner as positive as possible and are saddened that it was necessary to send these rules out. There were 18 owners that we were aware of that were in violation of Rules and Policies, that are currently in effect to keep Sunridge a great place for all to enjoy. We contacted our Legal Counsel to see what measures we could take to correct the problems, and we were advised that we must send these community rules to each owner, that is why it was sent. With this being required by our Attorney, over 300 of you owners, you have my humble apology. To the 18 or more that don't feel the rules pertain to you; I guess we will be in touch.

It's the time of year when those of us who don't have snowmobiles start looking up to the mountains and asking "well, when will we be able to get in this year?" I've been told that so far, it looks like an average water year, but that the snow has not piled up as high as in some years. Most areas have only reported 4 to 5 feet of snow. Depending on the weather, we may be able to start this spring/summer season by the first or middle part of May.

Your Board is working hard to represent the majority of the owners and communication is still very hard to do. Our website, www.sunridge.info has helped and we will continue to keep it updated for you. Please keep your current e-mail address on file with **Alyn Lunceford** (Allunceford68@msn.com).

There are a couple of things we may try this year:

1. The monthly board meeting for June 13 and July 11 are both going to be held at the picnic area at 12:00 noon instead of the 2nd Tuesday of the month, with hope that more owners will be able to attend. You are always welcome to attend all board meetings and time permitted, will be given a chance to ask questions or make comments to the Board. Please check the webpage for the dates and locations of these meetings.

2. We are looking at taking a straw poll to see if there is any interest in having a social get-together in late November or early December, to get together and mingle with other Sunridge owners. If you have any comment on this, let me or any Board member know.

I encourage every owner to attend the **Annual Sunridge Property Owners Meeting on May 4, 2009**. There are a number of very important topics that we will be covering and voting on at this meeting that have great impacts, financial and otherwise, to each and every owner. Attached in this newsletter, please review "The Amendment To Make Changes To Our Protective and Restrictive Covenants." It is recommended by the Board to vote "yes" to amend these covenants. I will be giving a presentation at the annual meeting on these changes, but if anyone would like to talk in detail about these, please give **John Hansen, Carl Wheeler** or myself a call.

We will also be voting on whether to continue to allow hunting in Sunridge. See article by John Hansen. The Board is not recommending how to vote on this issue, but it is the only fair way to get all owners input, as it affects us all. We will also be voting on three Board Members.

I hope to see you all at the meeting on May 4th.

-Mike Richey



**for your
INFORMATION**

**The Sunridge
Spring Meeting
will be held
Monday, May 4, 2009
6:30 pm**

**South Ogden Jr. High School
in the Cafeteria**

the Ridge Runner



Sunridge Property Owners Board of Trustees

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no e-mail address

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

----> New Key Policy

New key policy will be put into effect May 1, 2010. The key committee has put this rough draft together and will be fine tuning it so it can be in effect at that time. If you have any feed back that you have contact me, **Joe Murray** 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

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, so please check it periodically.

the Ridge Runner



----> Spring Annual Meeting Agenda

May 4, 2009 - 6:30 pm at South Ogden Junior High School:

1. 10 minute registration and social time.
2. Welcome by President and introduction of Board Members.
3. Election of new Board Members.
4. Vote on amendment of Protective & Restrictive Covenants.
5. Vote on Hunting at Sunridge.
6. Annual Sunridge budget.
7. Straw poll to see if owners would like a get-together social in late November or early December.
8. Reservations for use of picnic area.
9. Open discussion by all owners.

Close of Annual Meeting at 8:45pm. We must be out of the school no later than 9:00pm.

----> ATV Tags

ATV tags, issued by Sunridge, are required on all ATV's being ridden in Sunridge. The security guard has been instructed not to allow any ATV's into Sunridge without a Sunridge tag. Any ATV's being ridden on Sunridge without a proper tag will be subject to a fine. To get your tags, please contact: **John Hansen, 801-782-3191.**

----> Part-Time Host/Security Guard Needed

Bruce Adams has agreed to work as our Host/Security Guard again this year. We are also looking for a part-time person that would work one or two days per week. If you know anyone who is interested, please have them contact **Chuck Stuart at 801-544-4969** or **Mike Richey at 801-773-3683.**

----> Nomination of Board Members

There are three Board of Director positions that will be elected at the annual meeting on May 4, 2009. If you are interested and would like to run for the Board you must contact **Mike Richey BEFORE April 27, 2009**, 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.

----> A Quick Update

Our Spring meeting is again scheduled to be held at South Jr. High School on Madison Avenue in South Ogden on Monday, May 4th. We hope that all lot owners will plan to come and be part of it. This spring, ballots will be issued and voting will be conducted for: New Board Members; Future plans for hunting and an amendment to our Protective and Restrictive Covenants.

We are blessed to be a part of Sunridge. We understand the responsibility of good judgment, good planning and implementation of budget utilization for our roads, our aging water system, safety and welfare, privilege protection and violation accountability. We indeed try to do our best, in behalf of all. We pledge that all lots *are* and *will continue to be* equally and fairly protected and represented. We pray (hopefully this does not offend anyone) that all understand our level of commitment, our level of love and dedication to our pristine mountain community, the friendships we've grown to treasure with our fellow neighbors, and the unequalled opportunity to enjoy these with our families, extended families and eventual posterity.

Working out the best possible avenues for preserving, protecting and improving our Sunridge takes many, many selfless hours from our Board of Trustees. Throughout this last year we have given all the time possible to represent our Sunridge community, its values and needs. We've held productive monthly board meetings, board committee meetings, legal council meetings, Weber County officials and representatives meetings, etc...We have had to stand firm on several issues. we've had to seek legal advice and council, we've had to forcefully negotiate and resolve critical problems and encroachments to our covenants and by laws to preserve our rights. Your Board is committed to help all lot owners present at our Spring meeting to help us pass our new amendment. With the rules that we have had to work within, we have had to spend much more time and frustration, more meetings with Weber County, legal council (expensive legal council) than justified. With the economy, the extremely high costs of road and water system repair and sadly legal guidance, we need to streamline the process to hold violators accountable and work out appropriate avenues to return to meet standards and restriction provided within our covenants, quickly and cost effectively, and maximize our budget capabilities for appropriate improvements and protections. We seek your help and understanding. Please be present at our Spring meeting. It is such a joy to meet and visit with our friends. Thanks!

-John

the Ridge Runner



----> 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

----> Water Update

I don't know how they managed it, but somehow...even with the snow covered mountains....I managed to run out of water at my cabin! It is an uncomfortable feeling when you raise the handle or turn the valve and...nothing...or well, a hiss of air escaping, and then nothing. Nothing is not good!

We have had an excellent run with our water systems really, I am up on system #4, and the pump has worked great and the demand low during winter stays.....but wouldn't ya know it, a leak drained the tank. So, again we're reminded how fragile our water systems are. Well, good news! We found the leak and as soon as snow allows equipment in, the repair is an easy patch. (It was a broken off water tap/hydrant on a private lot....probably broken by snowmobile traffic.)

So here's the update, we have really been critically collecting data and quotes in areas that need reviewing (possibility of a pump house capable of pumping from lower system *UP TO* upper system #4...we found out we can)...recording/logging water usage at springs where we can gather data...scheduling installing meters at discharges of springs to give metered history to evaluate....have cleaned out "freshened" one of our springs, we rented and bought equipment to roto-router out the delivery lines from the springs to the holding tank....that increased the flows two to three fold. (Great!) We are considering and making long range plans, hopefully long range plans, to increase the capacity/capability of the pump house collection reservoir, and or adding additional holding tanks or system #4....and with the broken hydrant now on an upper lot, we are going to make it a procedure that we "flag" with a maker, all stand-alone hydrants each fall/winter to mark and identify their locations to prevent future costly water losses and repairs. We want to strategically place some fire hydrants (main) in lower phases incrementally to bolster fire fighting possible assistance, and provide more equal universal protection coverage.

So, we just wanted all to know that we are working hard at improving our water systems. How we do what....when we do what....and if we can maintain our continual improvement without additional costs beyond dues; are all considerations, under advisement and study. There is not a planning meeting that does not have this paramount on our minds and agendas. We are doing our best to plan and advise....and serve and protect all our needs. Thanks.

-John Hansen



An older retiree was taking an afternoon stroll through the woods when he heard, "Hey! Come over here!"

The retiree stopped, and the voice said, "Down here, behind these bushes."

He walked over, looked behind the bushes and saw a frog. The frog looked up at him and said, "I'm really a very beautiful princess, but the evil witch has turned me into a frog! If you'll kiss me, I'll return to being a princess and I promise I'll stay with you for one full year and do anything for you that you'd like!"

The retiree bent over, picked up the frog and put it in his pocket. At this point, the frog's muffled voice was heard to say, "You don't understand, you have to kiss me to make it happen!"

The retiree took the frog from his pocket and said to it, "No, you don't understand, at my age, I'd really rather have a talking frog!"

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



**We Plant 'Em,
You Pick 'Em**

Pine Trees/Christmas Trees

**Abies Balsamea Phanerolepis
(Caanan Fir)**

**Pseudotsuga Menziesii
'Glauc' (Blue Douglas Fir)**

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

---> Hunting Update!

We have had many trespasses, roadside hunting, shooting and harvesting of game from private property, Moose killed (many) that are not by lot owners. Many, many complaints in general that have necessitated we address the future for hunting.

The current rules are not sufficient to protect the safety of lot owners. We have had bullet holes in cabin faces, shooting at/ around the lake, etc., that have made it troubling to ensure the safe and leisure enjoyment of lot owners for themselves, kids and grandkids and guests. We have nearly 100 cabins now on Sunridge, with more that are currently under construction, in planning and being reviewed by committee for future construction. We have several new lot owners, larger and larger family growth within the long-time lot owners and well, just more people than ever that has and is changing the complexion of Sunridge. We need to consider and review the high level of safety and probably even liability that we suffer, if our hunting program is improper or abuse/neglected at ALL the lot owners expense (literally); those that do hunt as well as those that do not.

CURRENT HUNTING RULES:

- ☐ Hunting is never allowed from any road.
- ☐ Cabin areas are OFF LIMITS to hunting. 600 ft. from ALL LOTS! Whether they are improved with cabin, trailers, tents or not.
- ☐ MOOSE LAKE meadow and lake; including the complete flat or around the flat both sides of the road, the cabin areas and roads all the way to the Vista properties is closed to ALL HUNTING.
- ☐ "COMMON AREAS" are not all open to hunting. The only areas presently open to hunting is the hill side on the west side of the main road across the river (facing east), the mountain top ridge area above the cabin lots on our eastern border (to Stones' boundary), and the area behind the lakes dam down Jack's canyon and its draws.

HUNTING WITHIN SUNRIDGE - BALLOT

Circle one choice below:

Option 1): Hunting to continue as currently permitted. Hunting with primitive weapons (archery/muzzle loader). Hunting restricted to four (4) hunters per lot. Lot owner must accompany hunters and all hunters to obtain permission card (to be carried on person). Moose hunting by registered lot owners ONLY. Grouse hunting permitted. Map would be provided/posted to identify area open.

Option 2): NO HUNTING. Deer, elk or moose. No bird hunting grouse or fowl.

**2009 AMENDMENT TO THE
PROTECTIVE AND RESTRICTIVE COVENANTS
of the
SUNRIDGE PROPERTY OWNERS ASSOCIATION**

This 2009 Amendment to the Protective and Restrictive Covenants of the Sunridge Property Owners Association ("Amended Covenants") is made and executed this ____ day of _____, 2009, by the Sunridge Property Owners Association, Inc. ("Association").

RECITALS

WHEREAS, the real property, including lots, that is the subject of these Amended Covenants is situated in and upon that certain real property located in Weber County, State of Utah, more specifically described in Exhibit "A" attached hereto and incorporated herein by this reference, and includes the common area that is appurtenant to each lot as shown on the plat maps for the Association; and

WHEREAS, it is the desire and intent of the members of the Sunridge Property Owners Association to amend various portions of the Protective and Restrictive Covenants of the Sunridge Property Owners Association ("Prior Covenants"), recorded in the Weber County Records Office on December 18, 2003, as Entry Number 1999641.

NOW THEREFORE, the owners of lots in the Association hereby enact the following amendments. If there is any conflict between the provisions in these Amended Covenants and the Prior Covenants, these Amended Covenants shall control.

AMENDMENT

1. Paragraph 4.02(f) of the Prior Covenants, dealing with the authority of the Board, is hereby repealed in its entirety and the following replacement paragraph 4.02(f) is hereby adopted:

4.02(f) Transfer Interests in Real Property. The power and authority to exchange, convey or transfer any interest in real property, including the authority to adjust lot and plat boundaries, but only if the total amount of common area at Sunridge is not reduced and all Weber County ordinances are met.

2. Paragraph 4.03 of the Prior Covenants is hereby repealed in its entirety and the following replacement paragraph 4.03 is hereby adopted:

4.03 Notice to Owners The Association shall furnish one copy of these Restrictive and Protective Covenants to each principal owner as of the date Covenants are adopted. Additional copies of Sunridge Bylaws or Covenants may be obtained from the Sunridge Secretary for a fee as set by the Association. Owners will be notified of routine changes in rules, regulations or procedures as may become necessary in the management of Sunridge via the Association newsletter (Ridgerunner), by special mailings to principal owners, by posting a notice on the

- CERTIFICATION**

CERTIFICATION

WILKINSON, A. is the director and one of the members of the planning group, which

IN WITNESS WHEREOF, this ____ day of _____, 2009.

Owners Association"

By _____
President

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On this ____ day of _____, 2009, personally appeared before me Mr. _____, being by me duly sworn, did say that he is President of the Sunridge Property Owners' Association and that the within and foregoing instrument was signed in behalf of said Association and he acknowledged to me he executed the same.

Notary Public