

# ***THE RIDGE RUNNER***



APRIL 2019



From Your President.....

If you're like me, I know you're looking forward to the opening of the year at Sunridge. It has been an above average winter for the snow this year and many Sunridger's have enjoyed the winter wonderland. Getting into this year will depend on how fast the snow melts and the late snowstorms that keep rolling through.

As soon as we can get in the road maintenance will begin. Please have patience and understanding for our crews.

Our annual Property Owners Association meeting will be held at South Ogden Jr. High School (650 E. 5700 S. South Ogden, UT 84403) May 13th at 6:00 p.m. There will be Refreshments, 'Sunridge Swag' will be sold and we will also be taking donations for our Moose Lake fish planting.

We will be having elections for three positions on the Sunridge board of trustees. If you would like to run for a board position please contact any board member. Phone numbers and emails of board members are included in this Newsletter and also on our website (*Sunridge.info*). In order to be added to the ballot, your name needs to be in by April, 30th, 2019. I would also like to give a thank you to our long standing board member, Alyn Lunceford, for all the years of his time and dedication to Sunridge.

As always, I am looking forward to seeing you on the Mountain.

*-Brent Frost*



## **Mark Your Calendar**

**Annual Property Owners Meeting**

**Monday, May 13, 2019  
6:00 p.m.**

**South Ogden Jr. High 650 E. 5700 S.  
South Ogden, UT 84403**

**Close of meeting at approximately 8:00 p.m.**





## → Our Remote Mountain Community

The Sunridge board under the leadership of our president, Brent Frost, is a very proactive organization with a keen interest in the overall welfare of our remote mountain community. One of the board's highest priorities has been and continues to be our water system. With the help and supervision of our licensed water engineer, Alan Dalpiaz, as well as the good work of Carl and Jake Fraizer, the Sunridge water system has been expanded, improved, tested monthly, and when needed, repaired. What we used to do to manage our water and what we are now required by the state to do; has created more work, with greater expense, but has also given us a better water system.

The next high priority is our roads. Many of you have already suggested that our roads ought to be better because the dues have been raised. The board shares that feeling. The board is currently evaluating how to better manage and maintain our major road, Middle Fork Drive. It has been suggested that many of our side roads need to be wider to better accommodate traffic, particularly larger vehicles with trailers. And, of course, we will continue to use the dust guard so we can have our car windows down as we drive to our lots.

The board is very pleased with the work that Rich Fry is doing on our new Sunridge website. Rich hopes to have the new system pretty much done by our May spring meeting. The new website is user friendly and very informative. If we can learn from the website when the road above the picnic is free of snow we may save enough gas money to pay for the hike in our annual dues. I, for one, like many of you, have made multiple trips to the mountain before finally reaching my lot.

In addition to our annual Spring meeting there are two places that we can go to get better acquainted with each other, the picnic area and Moose lake. We only have one picnic a year but we can rub shoulders with each other at Moose lake as often as we want. This year we will be planting rainbow and brown trout. Then in 2020 we will plant rainbow, brown and tiger trout. After getting stuck in the mud again last May, Neil Barker, Owner of the Coldwater Trout Farm, suggested that we wait until June to plant fish. I so much enjoy watching you catch fish at Moose lake, especially the younger generation.

Over the years, Sunridge's yearly revenues and expenditures have been in the same ballpark and on the same base. Special projects like replacing the culvert at the picnic area or installing a new and larger water tank have taken place during different budget years so as to not overburden a yearly budget. And, if needed, additional funds have been used from our rainy day fund to keep a balanced budget. Several years ago Alyn Lunceford challenged the board to have a rainy day fund, one large enough to cover unexpected happenings.

When the Sunridge fire plan is approved it will be placed on the Sunridge website. The fire district will recognize work in kind that lot owners do on their lot to better prepare against the dangers of possible fires. Work done for Sunridge in general will also be recognized. A work in kind document can be found on the website and when you fill it out give it to a board member who will then pass it on to Steve Mills. As members of the property owners association get behind this effort it will significantly benefit the association financially.

As with any large HOA, from time to time, there may be members that need to be reminded about the importance of keeping their Sunridge covenants. Please know that such complaints are addressed by the board. Almost without exception the offending party is willing to correct a problem. Thank you for being good neighbors and keep up the good work!

Because of the heavy snow year we may not get to our lots as soon as normal, but we are getting closer every day to beginning another great year in our remote mountain community.

See you on the mountain.

-Jerry W. Baker





## ATV UPDATE

We have had a good winter this year and it has been fun to see the pictures posted on Facebook of all the snow and the beauty of our mountains. *I* for one am looking forward to being able to get up to my lot as soon as possible. *I* always look forward to seeing the wild flowers and how beautiful it is in the Spring time and early Summer. *I* love seeing the young animals, the green hillsides, and the river. *I* see many of you enjoying the same things *I* have loved to do over the years in driving around looking for deer, moose and the occasional beaver.

We, as a board are attempting to do all we can to make Sunridge a fun, safe and enjoyable place to be. We are doing all we can to make sure the roads are in as good condition as possible and that they are safe. As *I* have been on the mountain for over 30 years, *I* have seen some pretty bad roads. Over the past few years, the usage on the roads and the number of people on the mountain each week has increased considerably. It is wonderful that people are enjoying the beauty of Sunridge but with the increased usage comes potential problems. Most of us have observed people driving too fast or ATV's doing donuts and spinning their tires.

With the increased usage, it is monstrous task to keep the roads in good condition. *I* applaud those responsible for doing this as the roads have been very good the past few years compared to several years ago when the usage was less. With people driving too fast and tires spinning, it is nearly impossible to keep up with this task

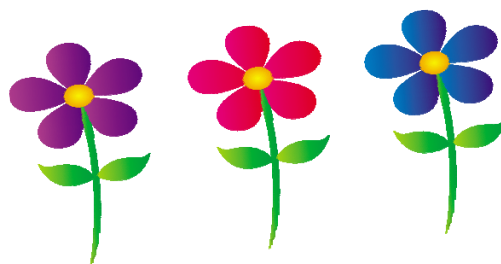


Please remember to drive the speed limit and if you have a 4 WD, please use it on the hills to avoid spinning your tires and bouncing. We have had a lot of concern expressed about ATV's without Sunridge plates. Please remember that all ATV's, UTV's, motorcycles, etc. are required to have a Sunridge plate if not street legal. They can be obtained by contacting me at [rlc101@yahoo.com](mailto:rlc101@yahoo.com) or by contacting *Brent Frost*. They are \$5 each so please obtain one for each of your vehicles.

A lot of people have been building sheds and cabins the past couple of years. Please remember to follow the proper steps, which are listed on the website, and to obtain the proper forms (also on the website) and approval, prior to beginnings construction.

Thank you and have a great Summer!

-Roger Colvin



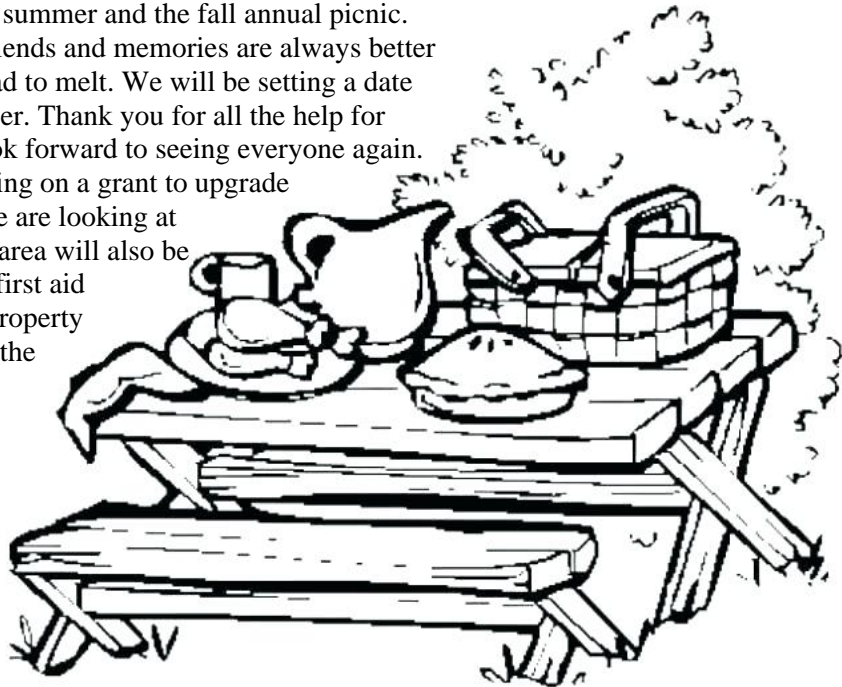


## ➡ Sunridge Picnic

It's time to think about summer and the fall annual picnic. Thinking about fun food and friends and memories are always better when you're waiting for the road to melt. We will be setting a date soon for our picnic in September. Thank you for all the help for the picnic rookie last year. I look forward to seeing everyone again.

The board is also working on a grant to upgrade things at the picnic area and we are looking at more parking area. The picnic area will also be used by *Dan Yeaman* to teach first aid classes to interested Sunridge property owners. Hope to see you all at the spring meeting, we will have the clothing and accessories there with sale table and snacks.

- Kent Connelly



### 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





## Coming Soon...

For the 2019 season, we will be launching a new owners login feature on the Sunridge.info website. Soon, you'll be able to securely login to the public Sunridge.info website to gain private access to owner exclusive features such as:



Viewing and editing your owner contact and lot information including keys issued, HOA payment history, as well as any official documents and history associated with your lot. Posting and editing your own classified ads (cabins and lots for sale as well as “neighborly” services) for publically on our website.

Electronically filing (and monitoring board response to your) community issues and complaints, suggestions, work in kind reports, building and setback request, and more....saving a stamp and staying in the loop with optional sign up for electronic versions of the Ridge Runner, annual billing , and direct email notifications (urgent news, upcoming events, weather/fire alerts, and more..)

If you have any other questions or other suggestions for the existing Sunridge.info website or upcoming owners portal, please send them to [webmaster@sunridge.info](mailto:webmaster@sunridge.info)

-Rich Fry



## Gee Whiz Info!!

Please mark your yard faucets this summer, snowmobilers will accidentally hit unmarked faucets causing leaks that could compromise the water system. Marking your yard faucets can be simple as taking a 10 foot 3/4 inch PVS pipe and zip tying it to the faucets. Backflow will be available at the annual meeting for \$5, for more water system rules visit [Sunridge.info/rulesWaterManager](http://Sunridge.info/rulesWaterManager)



-Carl Frazier  
(801)-791-7905





## → Campfire Safety....

Sitting under the stars by a crackling fire has its appeal. It's where stories are told, sing-a-longs happen, and meals are cooked over an open flame. Campfires bring family and friends together. But campfire mishaps can cause injuries. With a few safety tips, you can prevent these accidents.

### SAFETY AROUND THE FIRE

- Before setting up a campfire, be sure it is permitted. Check with your local fire department
- If campfires are permitted, they need to be at least 25 feet away from any structure and anything that can burn.
- Clear away dry leaves and sticks, overhanging low branches and shrubs
- Avoid burning on windy, dry days. It is easier for open burning to spread out of control when it is windy and dry.
- Watch children while the fire is burning. Never let children or pets play or stand too close to the fire.
- Attend to the campfire at all time. A campfire left alone for only a few minutes can grow into a damaging fire.
- Keep a campfire small which is easier to control.
- Never use gasoline or other flammable combustible liquid.
- Always have a hose, bucket of water, or shovel and dirt or sand nearby to put out the fire. Make sure to put it completely out before leaving site.
- If your clothes catch fire, stop, drop, and roll. Stop, Drop to the ground and cover your face with your hands. Roll over and over or back and forth until the fire is out. Treat a burn right away. Cool the burn with cool water for 3 to 5 minutes. Cover with a clean, dry cloth. Get medical help if needed.

We will continue to follow the Utah State/Weber County recommendations for the issuing of any fire restrictions for Sunridge. Thanks to everyone for your continued vigilance in protecting Sunridge. Hope everyone has a great safe year on the mountain.

-Stephen A. Mills Fire  
Coordinator

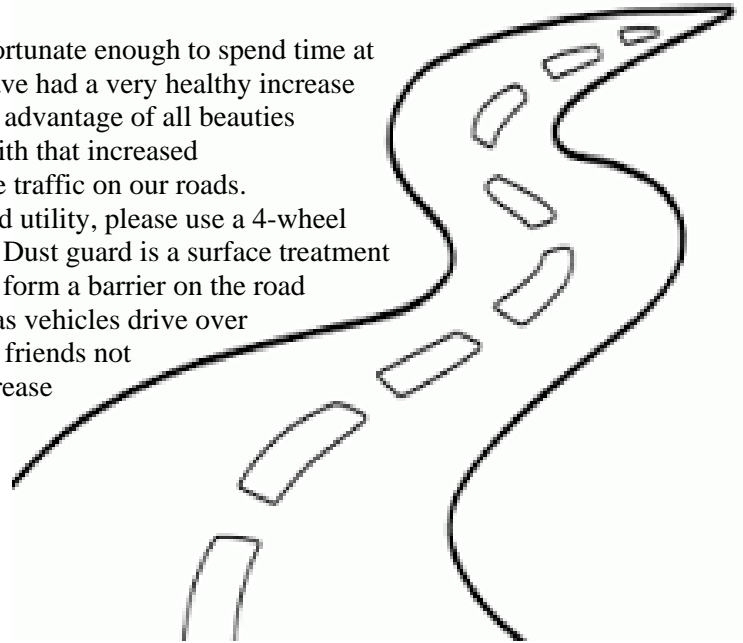


## → Roads

Those of you who have been fortunate enough to spend time at your lots last summer, know that we have had a very healthy increase in the amount of happy campers taking advantage of all beauties we have available to us at Sunridge. With that increased participation, we are experiencing more traffic on our roads. When moving trailers both camping and utility, please use a 4-wheel drive as, it does reduce wash boarding. Dust guard is a surface treatment that uses moisture in the air and rain to form a barrier on the road to reduce the amount of dust released as vehicles drive over the road. Please tell your kids and their friends not to skid or do donuts because it will increase the amount of dust.

As of the middle of March, we have 6-7 feet of snow in the highlands. Snow machines are the only way to get around, we will have more info on access by the May meeting.

-Dick Sowers



## → Something you Need to know...



A Land Use Permit (LUP) is required to park a trailer, build a shed, and cabin in Sunridge, Weber County. In order to obtain a LUP the county requires a septic system and water to be on the property. For more information visit [Sunridge.info/rulesSunridgeBoard](http://Sunridge.info/rulesSunridgeBoard)



## ➡ More Information:

We have the most amazing owners at Sunridge. Thanks to all of you that have sent in your 2019 payments. I also wanted to take this time to clarify some questions that came in with this years payments. The comments/questions that I received the most was about the survey that was sent out. Below is an image of the bottom of page 1 of the 2017 fall issue of the Ridge Runner. Included below is a copy of the budget for all lot owners to have for their record.

\*Past Ridge Runner issues can be review on the website [www.Sunridge.info](http://www.Sunridge.info)



**The Sunridge Board would love to have your impute on a few items. We always try to make decisions based upon what is best for the majority of the community. Please take a few moments and go to the Sunridge website [www.sunridge.info](http://www.sunridge.info) and take the small survey. We look forward to reviewing your thoughts and impute.**

**\*Please note the survey will be through Survey Monkey a secure website.\***



Sunridge Home Owners Association					
		2018 Budget	2018 Actual	2018 Difference	2019 Budget
<b>Revenues</b>	Dues	106,000	105,700	-300	131,250
	Late Fees		100		
	Legal Fees		900		
	Interest Income	250	376	126	400
	Key Sales	100	440	340	200
	Picnic & Clothing	1,200	4,966	3,766	1,200
	Other Income	1,000	3,256	2,256	1,000
	<b>Total Revenues</b>	<b>108,550</b>	<b>115,738</b>	<b>6,188</b>	<b>134,050</b>
<b>Expenses</b>	Administrative	1,500	1,109	-391	1,500
	Facilities	2,000	1,184	-816	2,000
	Insurance	1,500	1,639	139	1,700
	Key purchase	-		-	
	Legal Fees	1,500	4,128	2,628	3,000
	Meetings & Social	1,500	267	-1,233	1,500
	Road Maintenance	56,000	52,698	-3,302	65,000
	Security	-	507	507	
	Taxes	250	146	-104	250
	Water System	30,000	47,641	17,641	50,000
	Fish	2,500	3,387	887	3,000
	<b>Total Expenses</b>	<b>98,250</b>	<b>116,018</b>	<b>17,768</b>	<b>132,150</b>



**Sunridge Property Owners Board of Trustees  
and Consultants**

President	Brent Frost	H230	801-540-0061	<a href="mailto:jbrentfrost@yahoo.com">jbrentfrost@yahoo.com</a>
Vice President	Dick Sowers	H2	801-791-2958	<a href="mailto:dickshug@yahoo.com">dickshug@yahoo.com</a>
Road Maintenance				
Secretary	Jerry Baker	H232	801-452-3498	<a href="mailto:windriver92@gmail.com">windriver92@gmail.com</a>
Treasurer	Stephanie Taylor	H157	801-510-2370	<a href="mailto:Taylor-h157@comcast.net">Taylor-h157@comcast.net</a>
Fire Protection	Steve Mills	H202	801-391-8723	<a href="mailto:itredcoat@msn.com">itredcoat@msn.com</a>
Picnic & Sales	Kent Connelly	SR33	307-727-8377	<a href="mailto:kconnelly@lcwy.org">kconnelly@lcwy.org</a>
Covenants & Compliance ATV ID	Roger Colvin	H39	801-782-2358	<a href="mailto:RLC101@yahoo.com">RLC101@yahoo.com</a>
Water System	Alyn Lunceford	H109	801-949-9773	<a href="mailto:ACLunceford68@msn.com">ACLunceford68@msn.com</a>
Webmaster	Richard Fry	H8	801-635-6318	<a href="mailto:webmaster@sunridge.info">webmaster@sunridge.info</a>
Water System Consultant	Alan Dalpiaz	H192	801-782-8838	<a href="mailto:adalpiaz@comcast.net">adalpiaz@comcast.net</a>
Road Consultant	Carl Frazier	H231	801-791-7905	<a href="mailto:cwfrazier@live.com">cwfrazier@live.com</a>