



SUNRIDGE PROPERTY OWNERS ASSOCIATION

THE RIDGE RUNNER

APRIL 2021

2021 Sunridge Spring Meeting

The annual Sunridge Property Owners Association meeting will be held on Zoom (<https://weber.zoom.us/j/94749750089>) on Wednesday, April 21, 2021, at 6:30 PM.

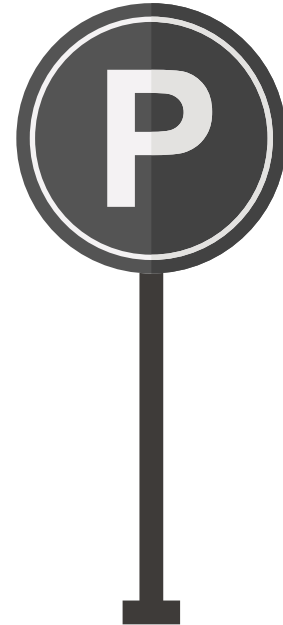
- There is strictly a limit of ONE connection per LOT (to comply with licensing and bandwidth).
- Connecting via computer (with a microphone and video camera) provides a more stable experience versus using a mobile device.
- Rich Fry, our webmaster, will be online as early as 5:30 PM to assist individuals who may need “extra time” to ensure their computer is working or if they’ve never used zoom before.

During the virtual meeting, presentations will be given by board members and consultants. A vote to choose three new board members as well as three for another two years will take place. If you have an interest in running for the board please contact the Sunridge webmaster, so we can get you on the ballot. You will have an opportunity to introduce yourself before the vote, but we must know in advance, in order to put you on the ballot. Email webmaster@sunridge.info if you are interested. The remaining time will be spent with a question and answer session. The meeting will be recorded and available to view, upon request, for any lot owners who cannot attend the live meeting.

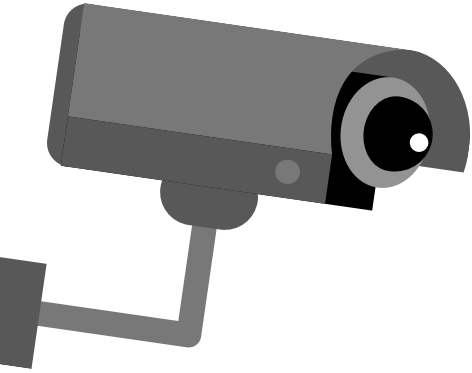


Latest News Impacting Our Community

- By agreement boundary markers have been placed between Sunridge and Sourdough to help property owners better understand legal boundaries, and where they can rightfully develop their personal property. The new boundary markings will be recorded with Weber County.
- A new parking lot beyond the hairpin turn under the power lines has been developed. This new parking lot is owned by the Sunridge Property Owners Association. This forty-acre section is the only property owned by Sunridge until one gets to the second gate. This new lot can (and should) be used instead of the parking area just past the first gate (which is private property).
- Water testing continues to take place each month. After considerable discussion, it was determined not to use Cat Tail springs because there are cabins close enough to the spring to not be in compliance with state regulations. When a board member asked if the other springs could supply sufficient water to all of Sunridge the answer was yes.
- Efforts have been made to find another way to leave Sunridge in an emergency situation. Currently, a way to Ant Flats Road is being explored but this is still a work in progress.
- A solar pump was installed and is working well at one of our major water sources. Using solar power, in time, will save Sunridge a great deal of money. Replacing a motor-driven pump would cost over five thousand dollars.
- To better enable one to find Sunridge lot locations, new signs have been placed on most of the 26 Sunridge side roads.
- The board voted to purchase our own propane gas tanks. The two tanks will cost around \$4,000. By owning our own tanks we can find distributors that offer the cheapest prices for propane. In time Sunridge will more than make up the cost of the two tanks.



Latest News Impacting Our Community



- It was reported that there have been several break-ins to Sunridge lot owner's Property. The recent problems that several Sunridge lots are experiencing are also taking place with several other recreational communities that surround Sunridge. Currently, investigators have leads they are following up on. This person is considered to be dangerous and it is advised that only legal authorities confront him.
- To improve security, a cell phone antenna was installed at the guard shack, along with a new webcam that takes and uploads live pictures to a secure internet portal of vehicles entering and exiting Sunridge. All lot owners will soon have guest access to view the live feed on the internet. We also plan on installing a weather station this summer with a live camera at the Vista pump house (because it already has power and cell service). This will allow owners to see current weather as well as identify snow depth in the winter by viewing a snow stake that marks the snow depth.
- Many Weber State University students who have been periodically working on the Sunridge website have now graduated. New students, under the direction of Rich Fry, will soon continue working now on the Sunridge website. Meanwhile, it's important for everyone to log in and update their lot and contact information. If you do not know your login/password, please send a request to webmaster@sunridge.info
- Dawn Bennett has agreed to be our new Sunridge historian. If you have any photos of historical information about Sunridge, please send them to historian@sunridge.info.
- New keys were given out to Sunridge property owners just before Covid hit in 2020. If you still need a new key please contact any board member for assistance.
- The new Sunridge fire plan has been completed. You can view it at <https://sunridge.info/Home/FireInfo>. We are still waiting on the state to formally accept the Sunridge fire plan. Thanks to John Wall for all his efforts.
- The Cold Water Trout Farm will once again be planting fish in Moose Lake.
- The annual Sunridge picnic will be held as soon as it is safe to do so. The board has approved funds to upgrade the picnic area. Please feel free to reserve the picnic area for family activities. When the picnic area has been reserved please respect their privacy.

Financial Report

In the February board meeting Stephanie Taylor indicated that she is now receiving HOA fees for the 2021 HOA dues. For the past several years the percentage of lot owners paying their HOA dues have been 99% plus. The Treasurer position is one of the most time demanding positions on the board. Thank you Stephanie for your outstanding efforts. Below is the Sunridge budget for the year 2021.

Sunridge Home Owners Association

	<u>2019</u> <u>Actual</u>	<u>2020</u> <u>Budget</u>	<u>2020</u> <u>Actual</u>	<u>2020</u> <u>Differane</u>	<u>2021</u> <u>Budget</u>
Revenues					
Dues Assessments	132,700	131,250	132,890	1,640	131,250
Late Fees			1,100		
Interest Income	1,073	1,100	528	572	400
Key Sales	1,110	500	2,111	1,611	1,000
Picnic & Clothing Sales	5,008	3,000	3,042	42	1,500
Other Income	4,817	1,000	5,665	4,665	4,000
Total Revenues	144,708	136,850	145,336	8,486	138,150
Expenses					
Administrative	4,758	4,000	3,102	898	3,000
Facilities	532	2,000	1,668	332	1,500
Insurance	1,639	1,700	1,639	61	1,700
Key purchase					
Legal Fees		1,000	3,356	-2,356	4,000
Meetings & Social	3,326	3,000	-	3,000	1,500
Road Maintenance	56,753	55,000	69,002	-14,002	65,000
Security	117	1,000	354	646	500
Taxes	147	250	151	99	200
Water System	53,282	60,000	41,001	18,999	45,000
Fish	3,449	3,000	4,000	-1,000	3,000
Clothing Purchases	1,567	1,200	1,639	-439	1,500
Re-key costs		10,000	13,020	-3,020	
Special Project-Repeater			6,568	-6,568	
Special Storage Container Project					11,000
Total Expenses	125,570	142,150	145,500	-3,548	137,900

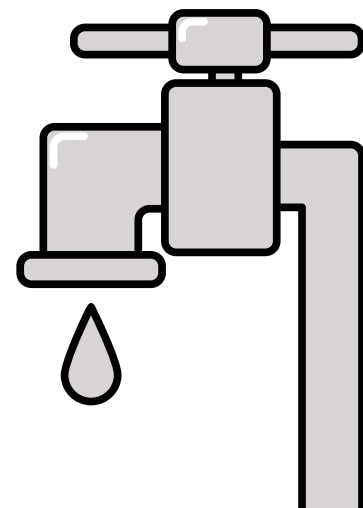
Water Report

Allan Dalpiaz is a Sunridge lot owner who has been involved as a Sunridge water consultant for several years. His expertise as a licensed engineer has been a vital part in the development and maintenance of the Sunridge Property Owners Association water system. He has also been involved in many other Sunridge projects over the years. Allan informed the board that in the near future he will retire as a Sunridge consultant. Thank you Allan for your years of service. The following is a report on the Sunridge water system.

- Providing Safe Drinking Water through:
 - Monthly Sampling & Monitoring - Ongoing
 - Additional Drinking Water Source Sampling per State Requirements
 - Backflow and Cross Connection Prevention - Ongoing
- Protecting water sources through groundwater protection plan.
 - Jack Springs completed
 - Vista Springs completed
- Protecting Water Rights through:
 - Securing Permanent Water Rights - Completed
 - Submit & Certify Annual Water Use Report - Ongoing
- Ensuring Adequate Water Delivery through:
 - Water System Hydraulic Modeling - Completed
 - Water Storage-Completed
- Maintaining a Robust Water System through:
 - Construction Standards - Completed, awaiting State Approval
 - Leak Detection and Repair - Ongoing
 - Inspection of All Connections - As Required
 - Owner Responsible for All Repairs within Lot Boundary
- Maintaining Compliance through:
 - Digital Archiving of Water Records - Completed
 - Demonstrating Compliance on State & County Inspections
 - Dedicating a Board Member to Water Issues

The board voted on the following:

- If a lot has a water leak or problem the lot owner is responsible for the cost of repair
- The water manager has authority to find water leaks on Sunridge roads and will be paid for his search time.
- Lot owners are required to work with the water manager to ensure that repairs are done properly. Any work on your lots water system **MUST BE INSPECTED BY THE SUNRIDGE WATER MANAGER!** Please be aware of this to avoid contamination of our water supply.



Maintenance Report

Roads

- Road grading and dust guarding will once again take place. Last year 275 tons of road base and 147 tons of dust guard was used on road maintenance. Most side roads also had road maintenance. The board voted that no major road work would take place near any lot without contacting the lot owner.
- Between June 20th and July 6th of 2020, there was an average of 96 vehicles per day that passed by the guard shack. Our Sunridge roads are being used more than ever before. By obeying the speed limit the dust guarding lasts so much longer. Don't be in such a hurry. Enjoy the ride. There is so much to see.
- Paul Marchant will be doing our annual weed control next to our Sunridge roads. Paul is a Sunridge owner and his expertise is greatly appreciated.

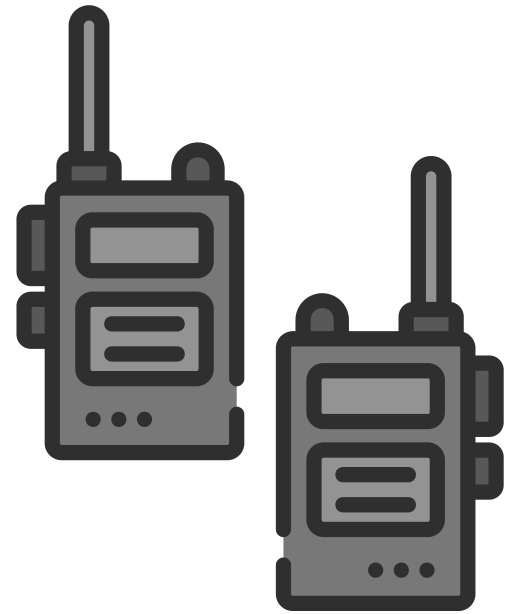
Other Projects

- Sunridge is fast becoming a complex mountain community. Many communities have a public works organization and it appears that what is taking place at the maintenance yard is moving us in that direction.
- The proposal to have a structure placed on the Sunridge maintenance lot was discussed in three board meetings in 2020. In our January 2021 board meeting Carl Frazier indicated the following:
- The container is 8 by 40 feet and will be split with 28 feet being used at the maintenance lot and 12 feet at the picnic area. The total cost when all is done will be about \$11,000.00. Walls and shelves need to be placed in each of the two structures. Items such as grills from the picnic area can now be stored.
- More importantly, parts needed to fix water leaks and other emergencies can be placed in the structure at the maintenance yard. This saves a five-hour drive to the city to pick up needed parts. Repairs can now be made quickly without additional damage to the water system.
- When asked how to purchase needed parts Carl indicated that it will come out of the water budget. And as items are used they would then be replaced. Efforts will be made to secure the new structure and better protect it from theft. Keys to Sunridge structures will be limited.



Radio Communications

A small shed to house needed equipment to improve the radio communication for Sunridge lot owners was placed on the common ground between lot 232 and 233. The new repeater system is working well. Several lot owners have purchased two-way radios where they can now communicate with each other, or if they choose they can also communicate with other lot owners that have two-way radios that may be on the mountain. Having a pair of two-way radios could prove to be very helpful in an emergency situation. Can you imagine being stuck in a snowstorm with your family far from your cabin? You can now call 911 with a radio from anywhere on Sunridge even if you don't have cell service. A big thank you to Gary Carroll for spearheading this project



Sunridge Repeater System: How to use the Autopatch for Emergency Use

Note: All calls are publicly broadcast-Use Discretion

Step 1 In an emergency, break into an ongoing contact and ask the station to stand by for an Emergency Autopatch. Listen for a clear channel.

Step 2 Now hold the transmit button and press the STAR key on the radio keypad to enable the Autopatch. Release the transmit button. You will now hear a clear dial tone.

Step 3 When the dial tone stops, press the transmit button and dial 911 on the radio keypad then release the button.

Step 4 Be patient, you will hear the phone ring.

Step 5 When 911 answers they will say "This is 911 what is your emergency" Press the transmit button and tell them you are calling on a two-way radio and say what you are calling about. Be sure to say (over) at this point then release your button. 911 will probably want more information at this time, press the transmit button again and give the additional information then say (over).

Step 6 When the call is done press the transmit button and say this is (so and so) clearing the Autopatch with the transmit button still pressed, push the POUND key on the keypad to disable the Autopatch then release the transmit button. You should hear some beeps on your radio.

Step 7 Press the transmit button one more time and say the repeater is now returned to normal use. Note: The repeater may time out in about 3 minutes or so, STAY TO THE POINT.

Other Reminders

Board Meetings

Sunridge board meetings will continue to be held, except during the month of December, on the second Wednesday of the month at 6:30 PM. The board is currently doing zoom meetings. If you have a concern or wish to attend, please contact a board member.

Volunteers

As with 2020, the 2021 year will have property owners continue to do voluntary projects. Many thanks to those who have offered their time and talent to maintain and improve Sunridge.

Thank You For Your Service

"Brent has been a great asset for Sunridge. He has donated countless hours and has always been willing to lend a helping hand to those in need. Brent and Vernie will be greatly missed but will always be treasured as friends."

-Roger Colvin and family

"Brent was not only an excellent board president but a dear friend and neighbor. Both Brent and Vernie are shining examples of goodness. Brent's impact upon Sunridge goes all the way back to the 1970's What I do know is that our loss will be their new neighbors' gain. Brent, you and Vernie will be greatly missed by the Baker family."

"Brent and Vernie have been like parents to us. They've provided unconditional love, support, inspiration, and guidance integrating us into the Sunridge community. They are both shining examples of the type of neighbors we should all strive to be. Brent's unselfish and humble service as HOA president (doing so much behind the scenes) and love for our mountain community for almost 50 years will surely be missed. Godspeed Brent and Vernie on your new journey!"

-Rich Fry and Steve Merkley

"It takes a dedicated person who loves the mountain to be president of the Sunridge HOA Brent has given so much to the mountain; time, love, and energy his shoes will be hard to fill. Thank you, Brent, for all you have done for our Mountain Community."

-The Taylor Family