



SUNRIDGE PROPERTY OWNERS ASSOCIATION

# THE RIDGE RUNNER

DECEMBER 2022

## President's Message

As we get ready to close out another year on the mountain, our challenges are still going to drive the Board's decision in 2023. Our top priority is still water. Added to the challenge is the change of State testing on our new Vista West Spring. We now are required to test for three years instead of one year before they will give us approval to develop it. The new drought-driven rules and mindset are not helping anyone in the water world. In addition, our major state inspection has us doing a lot of chasing out of normal standard rules. All of these things drive up operational costs, but we are getting there. Our water flows made a 50% comeback this year and our systems capacity capabilities have proven we have a system that can withstand a 100-year drought. We still need some better snow years, though!

The gate installation has been a major challenge, but is still going to be finished. One side is set. Our challenges are your challenges: supply chain, labor, and the rising costs affecting all of us. We will continue to try to keep costs at a minimum. A big thank you to the members who stepped up with help on the gate and any related issues. You, the members volunteering, are what is helping keep our costs down. We depend on you a lot, but please know of our appreciation for you, and how you keep Sunridge the place we love and enjoy.

In 2023, we need to renew our efforts to educate our new members of the rules that make us what we are. Please visit our website to check for updates and any rules you should know. Feel free to contact us if you need help. Also, keeping track of our neighbors makes us a community. In this day and age, our security challenges are not getting easier. Please do not hesitate to contact us with anything observed that is out of the ordinary so we can continue to enjoy Sunridge.

The Board and I look forward to talking with you and working through issues that affect us all. May you and your family have a wonderful holiday season.

President Kent Connelly



## Latest News Impacting Our Community

This is a beautiful, but sad time of year. I love fall in the mountains, but it always means our time on the mountain has come to the end of the season. This makes me sad. We have had a great year at Sunridge and the leaves this fall were some of the best I can remember. We have had very few incidents to deal with, and for that, I would like to thank you. As always, however, we do continue to have problems on the mountain.

- There are a few that believe that the 15 MPH speed limit only applies to others. The speed limit is there for two main reasons. The first is for safety. There are so many blind corners, that going faster is just not safe. The other reason is for the maintenance of the roads. All I can say about this is please SLOW DOWN! Getting to your lot five minutes earlier will not make that much of a difference. Please help us save money and lives by obeying the speed limit.
- The lack of ATV plates has become an issue. All ATV, UTV, motorcycles, go-carts, or any other off-road vehicle must have Sunridge plates. This serves mainly to make everyone aware of who is on the mountain and where to go for notification in case of an emergency. Please get plates for your vehicles and plates for any guests. Gaye Loftus will be happy to make some for you and the cost is minimal. Please help us with this and report any lots with off-road vehicles without plates. Even street-legal vehicles are required to have Sunridge plates.



## Latest News Impacting Our Community



- This year, we updated many of the rules and associated fines for violations. Please review these rules. We have a many new owners at Sunridge, and it is important that we understand the rules and follow them. These rules are in place for your safety, and to respect the other owners and guests on the mountain. We have want to enjoy the beauty and peace of Sunridge without incidents. We did have an incident of a hunter shooting a deer on a lot this year. This resulted in a \$1,600 fine to the owner of the lot that broke the rules and the hunter receiving a citation from the DWR officer. There is absolutely no hunting in the lot areas. This may have been commonplace several years ago, but there are too many people on the mountain and too much property to allow these activities. There is a map on the website showing where hunting is allowed. Only primitive weapons and shotguns are allowed in hunting areas. A new rule was instigated last board meeting: If anyone is caught hunting in the lot areas, a 5-year hunting ban will be imposed on the infringing lot and no hunters from that lot will be allowed to hunt anywhere at Sunridge for five years. The DWR officer suggested this, and the Board adopted it.

Remember, no building of sheds, cabins or permanent structures can be initiated prior to board approval. There is a process to be followed and the instructions and forms are on the website. It is a very simple process. If you cannot find the instructions or forms, or have additional questions, please contact me. My contact information is on the website. Let us keep Sunridge a safe and fun place to be.

Roger Colvin

# Financial Report

This year, we have had a lot of input on where Sunridge should spend the annual dues that are collected.

There were a lot of mixed feelings about the \$500 special assessment for the development of the new water spring. However, the majority of you realized how important water is on the mountain. The fall assessment announced at the first of the year will be postponed until 2024. This is when we can get approval from the State of Utah to hook into the new water.

We will, however, be increasing the 2023 dues by 25%. With this increase, your annual dues will be \$465. We are also proposing a \$300 additional amount that earmarked for road improvements. This will only be billed if the majority of the Sunridge owners agree. If 50% of the owners vote for this, you will receive an invoice for a total of \$765.

I am including the 2022 budget, along with the amount that was spent as of November 1, 2022. This allows more transparency for you to see how your funds are spent. I am also including a proposed budget for the 2023 year. This does not include the proposal for additional road funds.

I want to note a few of the additional expenses that we had to include for the 2023 year:

- Annual water tank cleaning of \$10,000. This is a new requirement from the State of Utah and needs to be added to our water maintenance budget.
- Water meter for Jack's Spring \$5,000. This is also a requirement from the State.
- Water collector for the new Vista water development project \$30,000.

I want to thank the many volunteers, board members, consultants, and lot owners that help donate their skills and time to help improve Sunridge. I would also like to thank all of those that have donated materials needed for Sunridge projects. These members have helped keep our expenses down.

Stephanie Taylor

<b>Sunridge Home Owners Association</b>				
	<b>2022 Budget</b>	<b>2022 Actual</b>	<b>2022 Difference</b>	<b>2023 Budget</b>
				<b>465 x 350</b>
<b>Revenues</b>				<b>162,750.00</b>
Dues Assessments	306,250	308,885		
Late Fees		2,950		
Interest Income	100	361		200
Key Sales	500	760		500
Picnic & Clothing Sales		3,841		2,000
Other Income		630		
Transfer Fees		1,300		300
<b>Total Revenues</b>	<b>306,850</b>	<b>318,727</b>		<b>165,750</b>
<b>Expenses</b>				
Administrative	5,000	3,055	1,945	4,000
Facilities	3,000	442	2,558	1,000
Insurance	1,600	1,564	36	1,600
Key purchase		2,027	(2,027)	
Legal Fees	7,000	193	6,807	2,000
Meetings & Social	2,000	2,455	(455)	2,500
Road Maintenance	65,000	56,858	8,142	62,500
Security (new gate and cameras)	12,000	8,397	3,603	1,000
Taxes	200	172	28	200
Water System Maintenance	30,000	22,147	7,853	40,000
Water Share Taxes	15,000	13,845	1,155	15,000
Fish	3,500	3,500	-	3,500
Clothing Purchases	3,000	1,836	1,164	2,000
Vista Collection Projret	67,600	68,020	(420)	
Special Vista Water Project	100,000	420	99,580	30,000
<b>Total Expenses</b>	<b>314,900</b>	<b>184,931</b>	<b>129,969</b>	<b>165,300</b>
Funds to replenish reserves		55,000		
Funds for future Vista water Project		78,796		

# HOA Dues Voting

Property owners may vote on the proposed additional \$300 in dues allocated for road improvement in the following ways:

- Entering the following URL into the search bar of your browser <https://tinyurl.com/sunridgehoadues>
- Scanning the provided QR code with your cellphone camera
- Mailing in the attached form

Improvements of the road will be up to Sunridge Owners. If you own multiple lots be sure to vote for each lot.

PLEASE HAVE ALL VOTING COMPLETED BY 1-15-2023, OTHERWISE YOU WILL BE RECEIVING A CALL FROM A BOARD MEMBER.



If voting by mail please return this to:

Sunridge  
C/O Stephanie Taylor  
479 Cherry Dr  
Riverdale, UT 84405

YES vote for one time special assessment of \$300 per lot to enhance the road from the first gate to the guard shack.

(We would use the same road base and grading standards as Weber County does to maintain the first part of the dirt road just past evergreen. The typical life space on this section investment would be 3 years with ongoing maintenance cost after the 3 years- which we could include in future annual budgets) Note -This is just to the guard shack only. Additional stretches of "problem roads" (beyond normal annual maintenance) would cost a little more.

NO vote for Special Assessment, do what you can with the roads using the budget and annual HOA dues that we give you.

Name \_\_\_\_\_ Lot (s) \_\_\_\_\_

# Maintenance Report

## ATV Vehicle Identification Rules

The ability to identify all riders has already been a real tool in helping us provide accountability, and reduce the number of non-Sunridge riders that have managed to get in from adjoining areas.

ALL OFF ROAD VEHICLES (including but not limited to Motorcycles, ATVs, Side by Sides) MUST HAVE A SUNRIDGE PLATE!

If you plan to have a guest in for a tour of Sunridge for an hour, or for a weekend visit... even visitors off road vehicles must be tagged. We have done all we can to resist having to fine offending non-compliant riders, but we will not allow any exceptions.

- First Offense-\$500,
- Second Offense-\$1000,
- Third Offense-\$1500

NO VEHICLE IS ALLOWED OFF MAIN SUNRIDGE ROADS!

If you have any questions to ask...do so. But please be a part of the solution here with all your neighbors...not a part of the problem. We've gone through a lot of effort to make these available.....please help us all out, and use them...or ride elsewhere. Thank you.

Any questions please call a member of the board. Tags can be ordered from Gaye Loftus. [loftug@comcast.net](mailto:loftug@comcast.net)



# Maintenance Report

## Roads

Roads have been a very bumpy-washboard topic this year. With the high prices of diesel and inflation, we chose to forego buying any road base and only graded existing materials, hoping to roll extra money from 2022 to 2023. Unfortunately, not much has changed in the way of pricing. I have contacted seven different companies for bids on roads, one of which declined to provide a bid due to location. With those bids, we are looking at roughly \$50,000 to \$60,000 per mile to have road base materials delivered, graded, watered, rolled and dust guard applied. That total is nearly our whole budget to cover 17 miles of Sunridge roads. In some locations, we will be able to get away with not bringing in road base, but only grading, rolling and dust guard at approximately \$1,055 per mile. I would also like to ask everyone to help save the roads and make them last longer by always using 4WD and obeying the speed limits.

Lastly, we need help with water culverts. If you notice yours is not allowing water to flow freely through it, causing water to run across roads, please clean them out. We have many culverts that do not allow the runoff to flow properly. This is causing more issues with the roads. If your culvert requires more attention, please let me know.

Adam Peck H10

## Fire

Hello Sunridgers, John Wall here. I am your fire response officer. We had a great year up at Sunridge and in Northern Utah with no major fire restrictions. Thanks to everyone for participating in the fire-chipping program. I know not all of the piles got chipped. The reason for this is that some of piles were not stacked piles. The county cannot make extra time to sort tangled piles and that have rocks and dirt that have been pushed up to run through the chipper. Please go to [sunridge.info](http://sunridge.info) and click on fire info, then go to the link to log your mitigation hours even if you use the wood for fire pits or fireplaces. Any fire problems give me a call, text or e-mail. All of my contact information is on the website or Facebook. Let's have a great 2023 camping season.

John Wall

# Radio Communications

Please reach out to Tom Trujillo (801-953-7154) to program your Sunridge Radio. With this radio you are able to communicate with others on the mountain, along with calling 911 if needed.

## Amazon link to Antenna



## Amazon link to Radio



## 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.



# Sunridge Website

"The official Sunridge.info website is accessible to the public and contains important information about our HOA, including the latest news, our rules, and more. There is also a secure portal for owners to update their personal information (so we can keep in contact with owners in a timely manner via e-mail or SMS messaging). Owners who login to their portal will also have access to the following features:

- Managing their user profile – including mailing address and contact information for billing and newsletters
- Post and Edit Classified Ads (like KSL)
- View and Download Monthly HOA Board Minutes as well as other “private” documents viewable to owners only
- Post and Edit Photos on the website
- Submit Suggestions and Complaints to the Board
- Reserve the Picnic Area
- Review issued keys and lot information (including any historical documents on file associated with the lot)
- Optional Payment of Dues and Assessments Electronically (coming soon) – subject to a 3% third party processing fee
- Subscribe to receive urgent text alerts and communications from the board (coming soon)

The website is a WORK IN PROGRESS and is supported by VOLUNTEER efforts to develop and maintain it. The more owners that are using it, the more incentive we have to invest resources and development into this platform. The system will become better as more owners login and update their contact information. We welcome feedback for improvement and/or any errors you find. We are aware that the website is currently not 100% compatible for mobile web browsers, and it's the main priority for the next release.

If you have an owner portal account set up already, then you will login the first time as follows:

Username: FirstNameLastName (one word) of the primary owner  
Pa\$\$w0rd (temp - follow instructions to change). Note it's a zero and not an "o".

If you cannot log in, we probably still need to set up an account for you. Please e-mail [webmaster@sunridge.info](mailto:webmaster@sunridge.info) to have your account credentials set up. Please provide your lot number as well.

## Board Members

President: Kent Connelly	Lot SR- 33	307-877-6557
Vice President & Web Master: Rich Fry	Lot H-8	801-635-6318
Secretary: Dawn Bennett	Lot H-83	801-686-1533
Treasurer: Stephanie Taylor	Lot H-157	801-510-2370
Security & Compliance: Roger Colvin	Lot H-39	801-389-1780
Roads: Adam Peck	Lot H-106	801-201-4339
ATV Plates: Gaye Loftus	Lot H-95	801-726-8380
Water Systems: Trent Nielsen	Lot H-225	801-828-8015
Fire/Sales: John Wall	Lot H-211	801-940-0090

## Sunridge Consultants

Water System Consultant: Alan Dalpiaz (Alan is a professional engineer.)	Lot H-192	801-782-8838
Water System Consultant: Rachel Loftus	Lot H-153	907-841-6902
Water System/Road Consultant: Carl Frazier	Lot H-231	801-791-7905