

THE SCOOP

THE OFFICIAL BEAVER SPRINGS RANCH NEWSLETTER

Spring 2021

Vol. 2



Photo Credit: Sarah Brown

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Community Reminders

Speeding

The posted speed limit in our association is 10 MPH. Owners are responsible for the behavior of all guests and contractors. Please make reminders often so we can have a safe year.

Dogs

All dogs are to be on a leash or contained in a fenced-in area, and not running loose through the neighborhood. If you have a problem or concern please contact Summit County Animal Control at 435-615-3985.

Winter Restrictions

Winter restrictions have now ended! The Board will update the community once the restriction on large trucks has been lifted.

In the future, please refer to <https://beaverspringsranch.com/> or Facebook for updates on the status of the roads.

Electronic/Automatic Gate

Please review <https://beaverspringsranch.com/gate-faq/> if you have questions about our gate. Remind all guests and contractors that there is no need to touch the gate. Report any issues to the Board as soon as possible. This area is monitored by a camera.

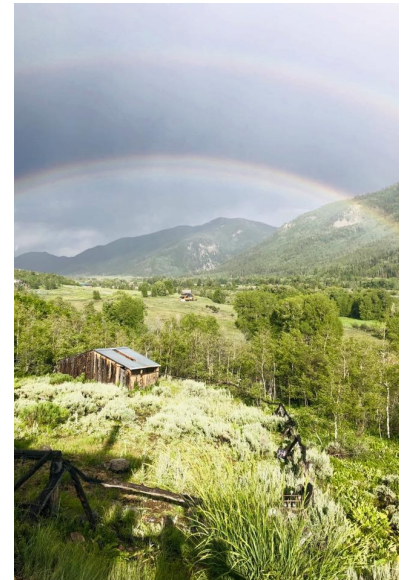


Photo Credit: Sarah Brown



Wood Chipping

Annual Clean Up

The annual clean up day is scheduled for Saturday, June 5th. Please watch for more details on the website or social media. Personal health and safety protocols will be respected.

Change of Contact Information

Any property owner that has a change of address or phone number should notify the Board, so records can be kept up-to-date. If you have not yet provided an email to the Boards, please do so.

Spraying of weeds

The association has volunteers who spray herbicide to control weeds in general areas. If you would like to help please contact the Board. **Special thanks to Jim Thomas for his help in 2020.**

Wood chipping

Property owners are responsible for gathering dead-fall on their property. Summit County brings a wood chipper to our community when they have time in Mid to Late Summer, usually without much notice. If you wish to have wood chipped stack it close to the road, but not in the borrow ditches, cut side facing out. Do not put rotting wood in the pile. There will be wood chips left behind. If you are willing to volunteer to help with this please contact the board. **Special thanks to Mike Jones for his help in 2020.** Remember to fill out In-Kind forms about all yard work and return to the Board at the end of the season. Forms can be found here: <https://beaverspringsranch.com/2018/03/25/keep-a-record-of-all-outside-work/>

Trespassing

Several complaints about individuals riding their ATV's/Snowmobiles through private property have been reported. In Beaver Springs these vehicles are to stay on designated roads and are not to create shortcuts through other properties. We all must respect the rights of others and stay on the roads.

Also there was video footage released of a resident's property being vandalized this year. Please remember that one of the great things about Beaver Springs is the community – tell your family, guests and contractors to be respectful of all. Plus you never know who has a camera rolling.

Physical Address

Summit County has been updating to physical addresses in the Canyon over the last several years. Each property owner should consider putting a sign to list the lot number and address near the end of their driveway. This will help to quickly locate your property in case of emergencies, such as fire, medical, sheriff, and water problems. In 2020 the Board worked with Summit County to establish correct road names. Residents who were effected have already been notified. The main changes were the creation of Escalante Loop and Escalante X-ing. New signs are in the process of being posted.

Recycling

Summit County does not accept recycling that is in bags – please empty bags into the designated recycling dumpster at the bottom of the canyon. More details about recycling can be found at: <https://www.summitcounty.org/786/Recycling-Information>

Photo Credit: Alicia O'Meara



Reminder of Updated Fees

The Board voted to add or change the following costs for all Association members (February 2020):

Transmitters for the gate (the garage door opener devices) are now \$35.00 each.

A copy of any permit(s) required per Summit County ordinances must be submitted to the Board no later than one week after starting construction. Improvements valued over \$10,000 will be assessed a \$250 impact fee, and any improvements valued over \$30,000 will be assessed an additional \$250 (total of \$500). This fee is to help offset the additional wear and tear that occurs to our roads and bridge during construction activities.

An owner transfer fee of \$100 is required for properties held by Association members. This fee has become necessary because most title companies are not notifying the Association of ownership transfers unless a check is sent. Not knowing of ownership transfers has made it very difficult to maintain our billing and gate access.

Helpful Tips: Neighborly To Do's

It is common for snow melt to uncover unsightly garbage. When walking through the neighborhood please consider carrying a plastic bag and pick up any litter you come across.

Additionally, please pick up after your dogs when walking them through the neighborhood, especially on the roads.

Both of these thoughtful gestures will help keep our neighborhood one of the most pristine in the canyon.

The Board is encouraging more community-wide volunteering. If you are interested in helping on a community project, please contact the board.

Recent Changes

The Board voted to change the annual assessment for all residents (Fall 2020):

The Board voted to increase the fee from \$200 annually, to \$300 annually. This increase was not taken lightly. The goal of the increase is to create a savings for BSR to help with major projects, like road or bridge improvements.

The Board revoked an earlier decision that board members would be excused from paying the annual assessment.

Bridge Repair



Bridge Update

Thanks to Dave Williams, Karl Lund, Drue Bunting and the other volunteers who helped temporarily fix the bridge during the Summer of 2020.

The Board is in the process of creating a plan for some more temporary fixes during the Summer of 2021. However, long term we will need permanent changes and fixes to the bridge.

From Jess Hofberger, HOA president:

"With the price of lumber tripling, we have decided to "maintain" for at least one more year while preparing for a major restoration next year. If any of our BSR members is a civil engineer, architect, or general contractor- the Board would like to pick your brain about bridge options. Please reach out to me (or any Board member) if you think you have skills that would benefit the community."

BSR on Social Media

Do you want to communicate more with your neighbors? We have found Facebook to be a helpful tool to increase communication.

BSR Residents can join the following groups on Facebook:

Beaver Springs Ranch Residents

<https://www.facebook.com/groups/2118180461787649>

Residents of Weber Canyon - Oakley

<https://www.facebook.com/groups/419785492561204>

Weber Canyon Full-Timers

<https://www.facebook.com/groups/674853906554960>

First Annual Weber Canyon Joint Community Clean Up was a Success!

Thanks to all those who were able to participate on Saturday, April 24th. We had 3 BSR families in attendance!

Overall we collected about 18 bags of trash and various things from the Weber Canyon Transfer Station (dump). We had 16 people in total participate, all within a weeks notice!

Hopefully this will continue as a semiannual event. So, please watch for more about our end of Summer pick up!



Photo Credit: Angela Dohanos

Trash VS. Landfill

Construction materials or large items are not to be left at the dumpsters at the bottom of the canyon.

To ensure our continued service please follow the rules expected by the County.

In 2020 Summit County removed the recycling bin because of so much misuse. There are now new signs and cameras posted. The County will take legal action against violators. If you see misuse of the dumpsters please notify the Board or the County. The County can be reached at 435-336-5297.

Please visit <https://www.summitcounty.org/778/Landfill> to get detailed information about materials accepted, location and hours of operation.

Property Inspections

Every homeowner should take advantage of the Spring and Summer weather to inspect, repair and improve their cabin site. The cold and water that come with winter weather can be very destructive. The damage can be from chimneys knocked down or badly bent plumbing vents, downed antennas or broken windows. Please check your cabin and property this year to protect your investment. This recommendation is particularly important to those owners who don't use their property often.

Septic System

Buried in your yard constantly working is your septic system. It may be the most overlooked and undervalued utility in your home, but with proper maintenance, your septic system can continue to work for 25-30 years, depending on use. If you are like most homeowners, you probably don't give much thought to what goes down your drains. Your septic system contains living organisms that digest and treat waste. Do NOT put anything down your drains that could harm these organisms. To learn more, check out this site: <https://www.epa.gov/septic/how-care-your-septic-system>



Photo Credit: Amanda Dipo

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Culinary Water

Water provided by the Cool Springs Mutual Water Company is to be used as culinary (household) water only. The Water Users Agreement each shareholder signed states this condition of service. Also, the Cool Springs By-laws Section 9.2.a(1) states "water delivered by the Company to the shareholders shall be used solely for inside or domestic purposes within the residence, building or structure on the lot to which the share is appurtenant, and shall not be used for outside irrigation."

Your water company needs your support in this matter, especially in this coming season of predicted drought.

Conservation

An important reminder from the Cool Springs Water Company

Beaver Springs residents have been conserving water in order to protect our mountain and neighborhood for many years, but this year is different. According to the Utah Division of Water Resources, as of April 2021, nearly 100% of the state is in a drought and over 90% is in extreme drought.

With less water expected to enter our lakes and reservoirs we have been asked to conserve water now more than ever before. Each homeowner currently receiving their water from the Cool Springs Mutual Water Company has entered into a Water Users Agreement. The following paragraph, included within the agreement, specifically describes the prohibited uses for water delivered through the Company's water system. Please continue to adhere to these restrictions, as well as other recommendations related to our impending drought.

"Limitation to Inside Culinary Use for a Single Residence Only. The Shareholder hereby acknowledges, understands and agrees that Company water delivered through the Company's water system may only be used for inside culinary and domestic use for one (1) residence, building, mobile home, trailer or other structure on the Shareholder's Property, and that the outside use of water for irrigation or any other purpose is strictly prohibited."



Photo Credit: Debbi Fugal

Photo Credit: Sarah

Beyond the Ranch

by Sarah Brown

While we all love our time in Beaver Springs Ranch enjoying the serenity and wildlife, here are some other things to enjoy nearby.

Rundown Ranch - This is a small hobby/petting farm run by local legend, Sparky. Swing by to feed everything from Alpacas, goats, donkeys, pigs and cows - Did I mention they are all miniature? This is a favorite of kids and adults alike. Grain is \$1.00 for a large cup and donations are appreciated. Be sure to grab a shake from Polar King after to make the outing complete!

Oakley Trail Park - Finished in 2018, this is a small but fun purpose-built trail system including trails for mountain bikers, hikers, and horses. There are 3 miles of bike trails for all levels of MTB riders. Seymour Canyon is a favorite for horse riders and the Oakley Trail goes up two miles providing gorgeous views of the Kamas valley for hikers.

High Star Ranch - Our little valley sure is expanding! A welcome addition is the High Star Ranch which has incredible mountain biking, a beautiful music venue and a great patio to enjoy a bite to eat. *State Road Tavern is take-out only still due to Covid-19, but planning to open in late May. Call ahead to ensure they are open.

Samak Smoke House - I love a drive and a hike up Mirror lake Highway, but the best part of my trip is always the Samak Smoke House for a delicious sandwich at one of their picnic tables. They are famous for their smoked jerky, fish and cheese! Don't leave without grabbing some "Samak stickies" (seriously the best granola/honey ball ever) on your way out. *Every Sunday from 5-8 is a picnic with cherry-wood smoked burgers and fries.

It's been a rough year for the small businesses in the valley, so let's make sure to visit and support them where and when we can.

Photo Credit: Sarah Brown



Wild Animals

If you are being bothered by bears, cougars, moose or any other wild animal and need assistance, call the Division of Natural Resources Ogden office at 801-476-2740, or their field officer assigned to our area at 801-541-3906.

Skunk Spray Remedy - Dawn dish soap, White Vinegar and Baking Soda mixture

Photo Credit: Sarah Brown



ATV's

The use of ATV's and other recreational vehicles by residents and their guests is a fun way to explore Beaver Springs. However, there are blind curves, speed limits, rules of operation and safe practices that need to be observed.

Utah Law

Requires youth 8 to 16 to complete the Utah State Parks Know Before You Go OHV Education Course before operating a vehicle on public lands, roads or trails. Courses can be found at: <https://www.offroad-ed.com/utah/> Lets all have a safe and fun Summer at Beaver Springs this year.

Annual Meeting Update

As a reminder, our annual meeting will again be virtual this year due to Corona Virus restrictions. On Tuesday, May 4th at 7pm we invite everyone to join us via Zoom. Information can be found on the website and social media posts.

Contributing to the Scoop

If you would like to submit an idea or written section to the next volume of the scoop please contact Angela Dohanos. It would be great to have sections on local plants, wildlife or issues we face on the ranch. Sections will be edited, and be selected based on relevance.

Also, if you wish to share any photos with the community of BSR those can also be submitted.



Photo Credit: Dayne Raff

Beaver Springs HOA Board Members

Jess Hofberger — President
Drue Bunting — Vice President
Alicia O'Meara — Treasurer
Angela Dohanos — Secretary
Dave Williams — Director

*2 positions will be voted on this May 2021

Beaver Springs Appointed Positions

Karl Lund — Gate Technician, 435-602-9103
Paul Ewert — IT Technician

Beaver Springs Board Contact Information

beaverspringsranchassoc@gmail.com

PO Box 762 Oakley, UT 84055-0762

385-743-1296

(Please leave a message to alert multiple board members)

Cool Springs Mutual Water Company Members

Farley Eskelson — President
Jay Judkins — Vice President
Nan Kemp — Treasurer
Debbi Fugal — Secretary
Jim Thomas — Board Member
Lee BurkeBoard Member
Karl Lund - Board Member



Summit County Information & Emergency Numbers

Emergency Numbers:

Medical/Fire/Ambulance/Life or Death Situations	911
Sheriff's Office (Summit County)	435-336-3500
Poison Control	800-222-1222
Animal Control (Summit County)	435-615-3985

Public Utilities:

All West Communications	435-783-4361
Summit County Public Works	435-615-3124
Rocky Mountain Power	877-548-3768



Photo Credit: Sarah Brown & Debbi Fugal