

Beaver Springs Ranch Association 2021 President's Letter:

Happy April Beaver Springs Ranch Community! I don't know about you, but I sure am ready for cabin season. It has been an emotional, trying year for a lot of us and I hope life on the Mountain will provide us with some respite.

It's been a strange year at Beaver Springs Ranch. I for one am looking forward to getting back to normal. Our Annual meeting will once again be by Zoom on May 4 at 7pm, but after that we are hoping for a return to "in-person" Board meetings and in-person volunteer opportunities, and of-course, in-person barbeques.

The biggest accomplishment of the year for the HOA Board was simply not falling apart! Despite some challenges we were able to maintain the roads and work with many community volunteers to keep-up the bridge. As I'm sure you all noticed; our beloved bridge is due for a major overhaul. However, 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.

Another issue where we have held the line, but not advanced, is in road maintenance. We have spent almost every available dime to maintain the roads, but we have not had the budget to make the many modest improvements which the community has asked for, and frankly, which we deserve. There are several reasons for this- but I want to highlight two.

The first is heavy/commercial truck traffic. There has been a lot of construction activity lately and with construction has come heavy duty vehicles. Trucks have been seen driving well above the speed limit and have crushed road shoulders, dug ruts in the road-base and repeatedly damaged the bridge. Please speak to your tradespeople about cautious driving. If you discover damage related to your construction project, please contact a Board member to contribute to a repair. The Board is very reasonable and will find a way to work with you. The second road issue is related to winter conditions. Without a thick protective layer of snow and enough cold to keep the ground hard; the roads are taking a beating in the winter. That's no one's fault, but the extensive use of wheeled vehicles year-round is having an impact. Coupled with a significant increase in traffic generally, our roads need ever-more maintenance. Changing road usage need not be viewed as a "problem" but simply as further proof that everything changes. It is up to the Board to find a way to keep up our infrastructure. Fortunately, with the increased HOA dues this year, the Board hopes to keep the roads in good shape. However, if you have suggestions for keeping road maintenance costs down, the Board would be pleased to hear them.

I urge everyone to come out of pandemic isolation with a smile. Give your neighbors the benefit of the doubt. Please wave at everyone you pass. Introduce yourself to the people you encounter and participate in community activities. Take a few minutes to re-introduce yourself to your neighbors. If you are new to the community, knock a few doors and introduce yourself. Most of the conflicts the Board is asked to intervene in are between neighbors and these issues are most-often only solvable by adult compromise. Such conversations are much easier if you have built a relationship before trouble arises.

Lastly, I want to remind everyone that it has been a tough year for small businesses. Please spend some of your money in Oakley and Kamas. Consider donating to local groups and activities, like the "Run Down Ranch" petting zoo (which if you have youngsters, you really should visit), or the Summit Land Conservancy. Or consider advocating in front of local government, Oakley is considering a new master-plan this year which will affect us all for years to come and Summit County is considering finishing the bike path between Kamas and Oakley. If you don't participate in these processes, be sure that Park City residents will.

I look forward to seeing everyone again! Be safe, have fun and "See you on the mountain."

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