

THE SCOOP

THE OFFICIAL BEAVER SPRINGS RANCH NEWSLETTER

Spring 2024

Vol. 5



Photo Credit: Sarah Brown

CONTENT

Community Reminders

President's Letter

Recent Changes

Helpful Tips & News

Contact Information

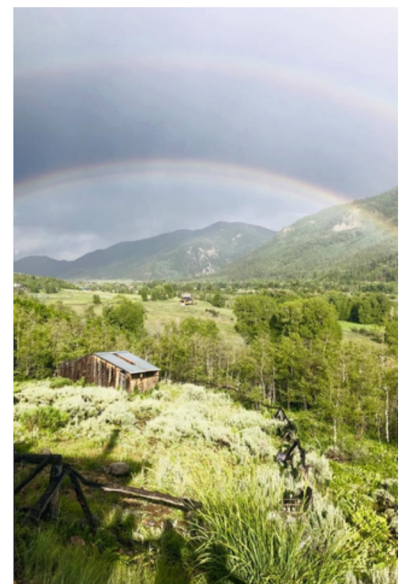


Photo Credit: Sarah Brown

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 lifted. Be aware of road damage and muddy areas. The Board will update the community once road work begins this Summer.

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 the 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 cameras. The HOA has instituted a "use at your own risk" policy with the gate. Any damage to your vehicle will not be reimbursed by the HOA.



Wood Chipping

Annual Clean Up

The annual clean up will be announced by the board and posted on the website or social media.

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 all volunteers who helped with weeds in 2023!**

Wood chipping

A HUGE THANK YOU to Brig Fugal for using his family's wood chipper, and Mike Jones for organizing volunteers to chip throughout the community. It was a huge job, that took a lot of time. You are wonderful neighbors! Remember continue to track yard work or clean up hours with In Kind forms, these are submitted to DNR and could potentially get the community grant money. <https://beaverspringsranch.com/2022/02/02/dnr-in-kind-forms/>

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.

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. There have been issues in the past where residents and others have abused the transfer station, please do your best to be respectful so we can keep this wonderful amenity.

More details about recycling can be found at: <https://www.summitcounty.org/786/Recycling-Information>



Photo Credit: Debbi Fugal

President's Letter 2024

Dear Beaver Springs Ranch Community,

Spring is here! Your Beaver Springs HOA Board is looking forward to seeing as many of you as possible at our annual community meeting. We are hoping to meet on May 7, at 6pm at THE SHELBY RICHINS BUILDING (Summit County Library) at Kimball Junction, near Park City. This is the same location as last year. (<https://tinyurl.com/2abjn6ta>).

There are three HOA board positions up for election. The seats currently held by Kohnie, Alicia and Dave are up for election. If you would like to join the HOA Board, please email beaverspringsranchassoc@gmail.com with a short bio, your goals for BSR, and anything else you'd like to say, by April 12, 2024. You will be given an opportunity to talk to the community at the annual meeting and to answer any questions from the crowd. We will then conduct voting electronically for a period of time following the meeting.

This year's annual meeting will be especially important because after we review the accomplishments of the Board over the last year, we will be discussing proposed changes to the CC&Rs. The Board will then take that feedback and circulate a final version for the community to vote on. It will take 66% of the residents to change the CC&Rs. We'll try to do this at the same time as the voting for the Board. The current draft of the CC&Rs is currently being reviewed by attorneys, but we will distribute it as soon as we can. Also, one thing that everyone will notice when they see the proposed CC&Rs is that they are mostly focused on how the association works, actual "community rules" will be developed separately by the HOA Board and will change from time to time as new situations arise. "Community rules" will include things like speed limits, noise reduction and other guidelines to help us all get along amicably.

Looking forward to seeing everyone real soon!
Your BSR HOA



Photo Credit: Debbi Fugal



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.

Thanks to the increased funds from this increase, the community is in a better place financially. Let the Board know of ideas you have for possible future improvements.

Culvert Repairs



Culverts and the Bridge

Thanks to the foresight of the Board in 2022 the bridge and most culverts were better prepared to deal with the immense runoff that has started this Spring.

It is incredibly important that we continue to maintain all of the culverts and keep them clear of debris. If residents have a culvert at the end of their driveway they are responsible for keeping it clear.

Clear culverts help divert runoff and reduce the amount of road maintenance needed in the Spring.

Throughout 2024 maintenance on the culverts will continue.

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>

2023 Annual Weber Canyon Community Clean Up was a Success!

Thanks to all those who were able to participate in 2023. We had 2 BSR families in attendance!

We collected trash found around the Weber Canyon Transfer Station (dump). We had 9 people in total participate.

The 2024 clean up will be held on Saturday, May 18th at 9AM. Please meet at the Transfer Station with gloves and trash bags. Personal health and safety protocols will be respected.



Photo Credit: Alicia O'Meara

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. Luckily, they have since returned it. 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

Photo Credit: Debbi Fugal



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.

Radon Gas

What is Radon Gas?

Radon is an odorless, invisible, radioactive gas naturally released from rocks, soil, and water. Radon can get into homes and buildings through small cracks or holes and build up in the air. Over time, breathing in high levels of radon can cause lung cancer.

Consider testing your home for radon gas. The Summit County Health Department sells easy-to-use test kits for \$10.00. Follow the instructions on the test and mail it in, results are emailed back in 1-2 weeks.

Thistle

What is Thistle?

Thistle is the common name of a group of flowering plants characterised by leaves with sharp prickles on the margins, mostly in the family Asteraceae. Prickles can also occur all over the plant - on the stem and on the flat parts of the leaves. Thistle is invasive here, and is slowly taking over our canyon.

Here are some tips to fight Thistle:

- Spray them before they have stems and flowers
- Dig up the huge root
- If already with stems, cut off flowers BUT you must throw away the flowers or they will still seed
- Mowing or weed-wacking works on stems without flowers

For a natural weed killer try white vinegar, dawn dish soap and salt.

Water Wise Plants

Of course we want to support our local pollinators with a healthy assortment of non-invasive options.

Consider checking out this website to learn more about what you can do in your yard.

<https://extension.usu.edu/cwel/water-wise-plants>

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



Nostalgia, Progress and Honey Glazed Donuts

by Sarah Brown

I remember the Fall of 2007 distinctly; Aspens beginning to yellow along the roads of Beaver Springs, the river waning after a hot summer and a surprising energy and excitement as the corner of SR-32 and Weber Canyon Road was being cleared for the "Road Island Diner" which had just made its way across the country from Rhode Island to its new home in Oakley, Utah.

We have the best rodeo in the intermountain west (self-proclaimed), why should we not have the best diner as well?? As many of you know, over the course of the next 15 years, that initial excitement faded as management consistently changed, food was hit or miss, hours were erratic and then, with the pandemic, there was just a shell left of the dream that once was.

When Steve Smith came on the scene a couple of years ago and bought up most of downtown Oakley, I was leery. For those of you who don't know, Steve Smith, originally a farm boy from Marion, sold a financial tech company, and in time, set his sights on buying up Oakley; he owns the diner, Dutch's, the Post Office and Ken's Cash. I was leery because I didn't want our little corner of the world to change. My favorite thing about Oakley is the feeling of stepping back in time... the want to protect what I feel is a quaint way of life; BUT when Steve announced his first order of business was revamping the diner, my ears perked up. Maybe this wasn't more "progress", maybe it was completing the dream that Oakley has collectively had for almost 20 years. (And a much-needed place for me to get the country fried steak I crave on weekends in the mountains.)

After the diner re-opened in late summer 2023, I was blown away at the work that had been done. It still had the same feel, but had twice the seating capacity, a much larger kitchen and one of the best country fried steaks I had eaten in a long time. My ears perked up again as the manager excitedly told us about the bakery that would be opening downstairs, featuring Oakley Coffee Roasting Co, FiiZ drinks (dirty soda shop), and the most incredible honey glazed donuts.

Wait. Wait. Wait. I could have country fried steak, freshly roasted coffee AND honey glazed donuts in MY mountain town and still feel like I'm living in the "good old days?" Well, it turns out, If progress looks like this, I'm all in.

You'll find me sipping my coffee most Saturday mornings this summer at the bakery. Come say hi and I'll buy you a donut (honey glazed, of course).

Both Oakley Diner and the Oakley Bakery are open Monday-Saturday. Check their website for hours.

And, as you read this Ken's Cash is closed for an expansion! More to come on that...

Photo Credit: Sarah Brown



Annual Meeting

The annual meeting will be held on Tuesday, 5/7 at the Sheldon Richins Building in Kimball Junction. A virtual option was also provided for those who couldn't travel. Voting for Board positions will be held virtually at a later time.

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.

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.



Photo Credit: Dayne Raff

Beaver Springs HOA Board Members

Jess Hofberger — President
Amanda Dipo — Vice President
Alicia O’Meara — Treasurer
Kohnie Jensen — Secretary
Dave Williams — Director

*3 positions will be voted on in 2024

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)

*Immediate response is not always possible, please allow 24-72 hours

Cool Springs Mutual Water Company Members

Farley Eskelson

Jay Judkins

Lee Burke

Dayne Raff

Jeff Bowles


Karl Lund

Brig Fugal

emails:

coolspringsmutualwaterco@gmail.com

coolspringsh2o@gmail.com



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