



HVPOA Newsletter

HideawayValley.org User ID: hideaway Pass Word: 84da

October 7, 2010

Member Meeting:

Oct 23, 2010 10am
 Location: Wilkinson Center
 NW corner of
 E Campus Dr & E 1060 N
 on BYU Campus

From North University Ave turn east onto E 1230 N St which merges into E Campus Dr. Room 3380—Provo, UT 84601 (801) 422-INFO

What's happening at Hideaway?

Statements Starting with the 2011/2012 budget year, statements will be mailed in April 2011 and not quarterly as they have been for the past few years. For the many who take advantage of the 10% discount for paying in advance, *you will not receive* a statement for the remainder of the year showing a credit. For those who carry a balance, you may or may not receive periodic updates. As always, you are welcome to pay quarterly. At anytime you may contact Clifford Johnson and he can tell you your balance according to the last quarters' records. If you have not been credited with a payment, please contact the board with a receipt or canceled check to receive credit.

Refuse Update An ongoing effort is made to control trash costs. We still have a problem with those who do not live in Hideaway dropping off trash in our bin. Of the many options presented we are looking at having trash drop off times limited to twice a week. We would install a gate and provide an attendant to regulate access to the trash receptacle. Proposed hours for trash drop off would be Wednesday evening and again on Saturday morning. The other option is to provide single family containers so individuals can monitor who has access to their cans. Winter pickup could be problematic during heavy snow periods so we are willing to try limiting access to the large receptacle before moving to the individual trash option. For those who think they will leave their trash on the ground near the trash bin in protest, the result will be a vote for individual cans.

Snow Removal As the leaves change all around us it is a reminder that snow is

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Hideaway Valley Quarterly Meeting

Agenda

Call to Order: Clifford Johnson, President

Approve minutes from July 17 Meeting

Adopt Agenda

Treasurer's Report:-Diana Tallmon

Road Report-Boyd

Truck Report-Tom

Member Discussion:

Possible Trash solutions

Pros and Cons of tiered assessments

Please submit written suggestions if possible

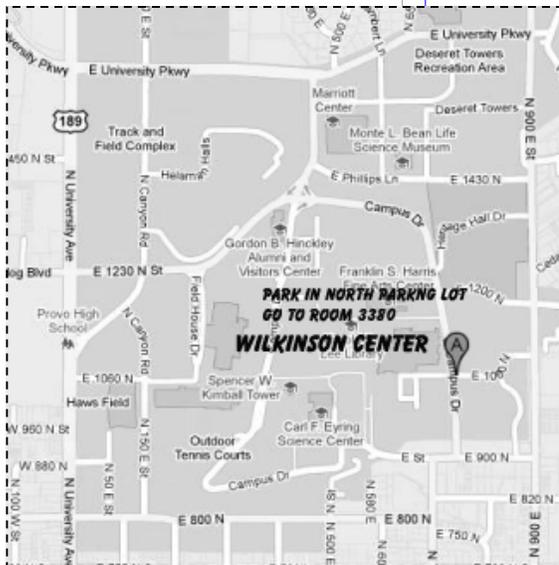
Open Forum: Member's timed forum (sign up sheet at the door)

Adjournment

We're having the fall quarterly meeting at BYU again. We have received many thanks for making

meetings more accessible to the majority of our members. A handful of owners live in Sanpete county with less than 50 as full-time residents in Hideaway. There are 82 lot owners who live out of state or in southern Utah, but the majority of owners, 245, live in the greater Salt Lake/Provo area.

We definitely want to hear from members regarding trash solutions and tiered assessments. The board will carefully consider all sides and propose something to be voted on in the near future. The votes will include leaving things as they are or incorporating the good ideas of our members.



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"I had to quit drinking coffee. It kept me awake during my homeowner's meetings."

Fair and Equitable Assessments

by Jake Jacobson, Vice President 2 of HVPOA

While I acknowledge the need for fair and equitable assessments to provide for the operation of the Association I also support a tiered assessment schedule so that property owners are not being required to subsidize benefits they are not receiving. For example, those properties not having their roads cleared of snow should not have to pay for snow removal throughout the rest of the development.

I also believe that garbage removal should be the responsibility of the individual lot owner. If I want my garbage collected in the city in which I reside I am responsible to contract with the service providing company to have my trash picked up. The rest of the citizens in the city do not subsidize my garbage removal.

I don't intend this to become a political forum but I believe we have way too much government now. I am very disheartened watching our nation become a "nanny" state. More and more people expect the government to do everything for them instead of standing on their own feet and taking care of themselves and their families. I'd really like to see the property owners in Hideaway Valley become less dependent upon the Association to do things for them they could and should do for themselves. There may not be much we can do on the national level but we need to do what we can on the local level.

WEED OF THE WEEK

There are about 500 species of knapweed (related to cornflowers) around the world and it seems that many of them have landed in Hideaway.

Our most predominant species is Russian knapweed. It looked like we were about to get it under control until this year--now there are fields and fields of it.



It's been 100 years that Utahans have tried to get rid of the noxious weed species in the knapweed family. Although owners are legally responsible to eradicate infestations, it is not realistic to expect them to stop infestations that a 100 years of government resources have not been able to stop.

Knapweed is spread by walking, wind, water, wildlife, wheels and roots. Man is just as responsible for spreading the seeds as nature. Single treatments provide temporary but not long-lasting control. It's not likely that Hideaway will get rid of it anytime soon with any single method of control.

Control strategies

Herbicides: Herbicides can be used to manage existing stands of Russian knapweed, but repeat treatments are required and control may be variable over years. Herbicides alone DO NOT WORK. Its been used repeatedly in Hideaway and sometimes seems to act like fertilizer. Spraying Curtail® herbicide, which is a mixture of 2,4-D and clopyralid, on dormant plants in the fall has been very effective at controlling Russian knapweed in Utah, but only if it is followed by reseeding during the year following treatment. Picloram (Tordon) at 1 lb. ai/acre is widely used on Russian knapweed and is considered to be the most effective herbicide regardless of time of application.

Grazing: Russian knapweed has about the same protein content as alfalfa. RK can be safely used as a protein supplement for beef cattle consuming low quality forages but its bitter and cows don't like it. When young, it makes a good feed for sheep and goats. Remember however, Russian knapweed is toxic to horses at all life stages of plant life. It causes the irreversible, often fatal neurological "chewing

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Rural Recipes from Hideaway, brought to you by Diana Tallmon

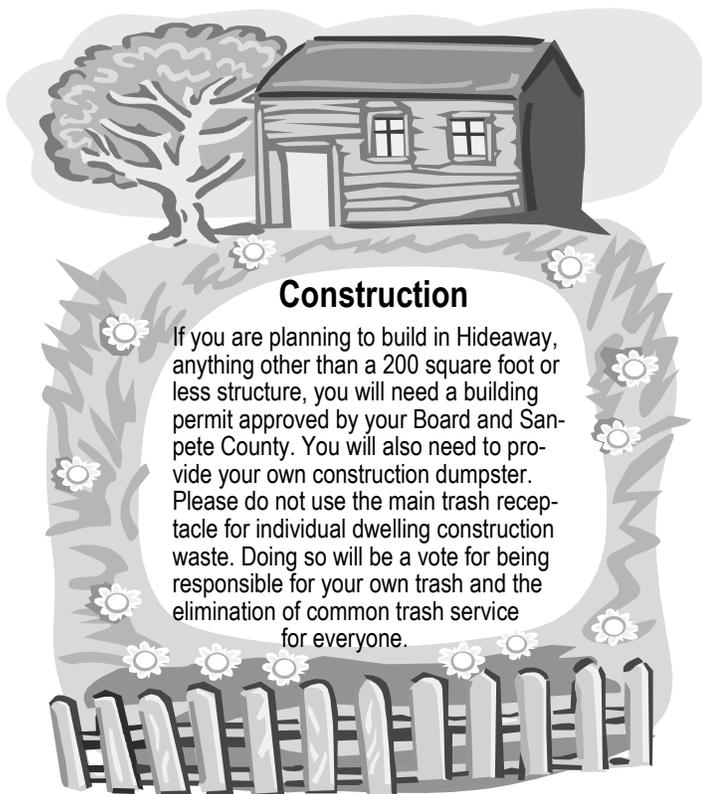
The board voted to begin adding member's favorite recipes to the newsletter—space permitting. In these harsh economic times we all need meals that are easy on the taste buds and easy on the wallet. One of my favorites is **Hamburger Casserole**.

1.5 lbs. ground round	3/4 t. salt	1 c. onions	1 can cream of mushroom soup
1/4 t. pepper	1/4 c. chopped pimento	1 can cream of chicken soup	3 c. cooked noodles
1 c. sour cream	1 c. buttered crumbs (I use Ritz crackers)		

After browning meat and sautéing onion with meat, mix all ingredients except crumbs. Put in 9x13" casserole dish and top with crumbs. Crisp in the oven for a few minutes at 300°. Note: I make more crumbs with the Ritz crackers because I like lots of crumbs on the top. Just increase the butter and crumbs. Please share your recipes for the next newsletter by sending them to "treasurer@hideawayvalley.org." Thanks!

(Continued from page 1) Updates

on its way. Again this year Hideaway will provide snow removal on the school bus loop first and other roads as time permits. Unfortunately snow removal will not be provided on all roads for obvious reasons. If you are in need of snow removal and can be accommodated, please present a request at a regularly scheduled meeting of the board.



Construction

If you are planning to build in Hideaway, anything other than a 200 square foot or less structure, you will need a building permit approved by your Board and Sanpete County. You will also need to provide your own construction dumpster. Please do not use the main trash receptacle for individual dwelling construction waste. Doing so will be a vote for being responsible for your own trash and the elimination of common trash service for everyone.

Board Meetings Your Board meets the third Saturday of every month starting at 10AM. The location varies between Mount Pleasant City Hall and a location in Utah County. If you need a building permit or anything thing else, please present your request to the Secretary and it will be presented to the full board for a hearing.

Roads: If you have a request for road work, please present your request to the board for inclusion into next year's road plan. This is year two in a five year plan to service as many roads as money and time permit.

From the President: Thank you to all who come to board meetings and who have provided much needed input on how your board runs Hideaway Valley. *Special thanks to Benny Lee and his family for doing a great job for the July Members Meeting and BBQ.*

HVPOA trustees welcome your input and know that solutions come from a team effort. Please attend the Quarterly Member's Meeting for general discussions on the agenda items. Share your good ideas with us. Together we can make a difference.

Clifford Johnson

Treasurer's Report

The following is a breakdown of how your assessments have been spent for the budget year 2010/2011.

May 2010 to Sept 30, 2010:

	SUBTOTALS	TOTAL
Roads	59,312.5	
Culverts	1026.5	
Paving	8000	68,339.00
Trash		
Compaction	1687	
Removal C&G Container	3798.02	
Spring Clean UP	1250	6,735.02
Office Supplies		
Newsletter Printing	121.75	
Statement Printing 1	30	
Stamps	333.20	
Computer	832.53	
Centracom	50	1,367.68
Accounting		
New account set up	570	
Book Keeping	404.8	614.8
Professional		
Attorney	1722.6	
Lien Release	19.75	
Insurance (yearly)	704	
Corporate Filing	10	2,456.35
Meeting Rooms	110	110
Miscellaneous		
July Members Cookout	117.73	117.73
Weeds	369.5	369.5
		80,110.08

You may notice we went over budget on our road effort. This was partly because we provided gravel and road maintenance to less traveled roads which have not been maintained in many years. Some main Roads such as Mountain Hollow and several others also received much needed gravel. The stretch of road from Tee Pee Ranch heading east to the dumpster also received additional gravel and grading.

A summary will be available for viewing at the member's meeting.

HVPOA

HC 13 Box 3001

Fairview, UT 84629

STATEMENT
Inside

Inside:

Member's Meeting notice

Treasurer's Report

Tasty Recipe

(Continued from page 2) Weed of the week

disease." This disease, which only affects horses, occurs quickly and destroys the animal's ability to take in and chew food. There is no effective treatment available.

Pulling, Cutting or mowing: Cutting or removal of the above ground portion of the plant reduces the current year growth, and may eliminate seed production, but it will not kill Russian knapweed. Cutting several times before the plants bolt stresses Russian knapweed plants and forces them to use nutrient reserves stored in the root system. Hand pulling is very difficult, and has limited effectiveness. Since Russian knapweed primarily reproduces from rootstocks, removing a majority of the root system is required. but be sure to wear gloves so the sap will not get



into cuts or abrasions on skin.

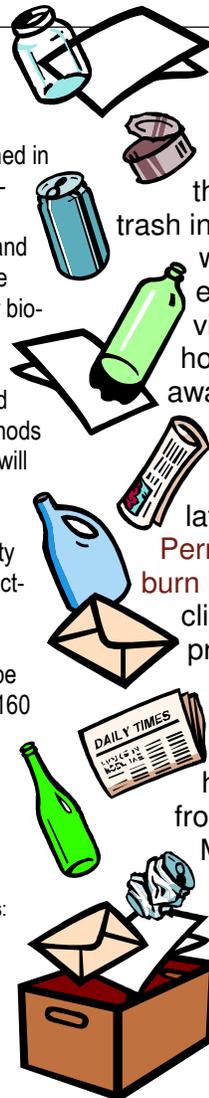
Bio: There is one approved bio-control agent in Oregon, a gall nematode. and has been released, but is not currently established in Utah. This nematode is destructive in its larval and adult stages, and forms galls in the stems, leaves and root crowns of Russian and diffuse knapweed. This is the first nematode species to be released in North America for biological weed control.

The best approach is a controlled integrated one where a combination of the above methods are employed. What will work on your land will depend on your circumstances and the degree to which your acreage has been infested. The county can declare your property a Public Nuisance and charge you for correcting the problem if you don't do it.

Sanpete Weed Control Board meeting will be held at 7:00pm at the County Courthouse (160 N. Main, Manti) on October 13, 2010

More Info, <http://sanpete.com/pages/road>

- Sources: University of Nevada cooperative extension.
- * Utah State University Cooperative Extension: The Weed Web
- * Colorado State Parks Best Management Practices: Russian knapweed
- * TNC: Element Stewardship Abstract: Russian Knapweed



Burning Regulations

The board had suggested that Members burn their trash in a trash barrel, but that was in error. Only rural areas that have no trash service are allowed to burn household waste—so Hide-away does not qualify. (R307-202-4.)

According to State Regulations (R307-202-5. **Permissible Burning**) you can burn slash (open burning of clippings, bushes, plants and prunings from trees incident to property clean-up activities) during the spring and fall but you have to get permission from Kent Higgins, our Fire Marshal. 435-427-3282

The Utah Administrative Code is the body of all effective administrative rules as compiled and organized by the Division of Administrative Rules (Subsection 63G-3-102(5));