

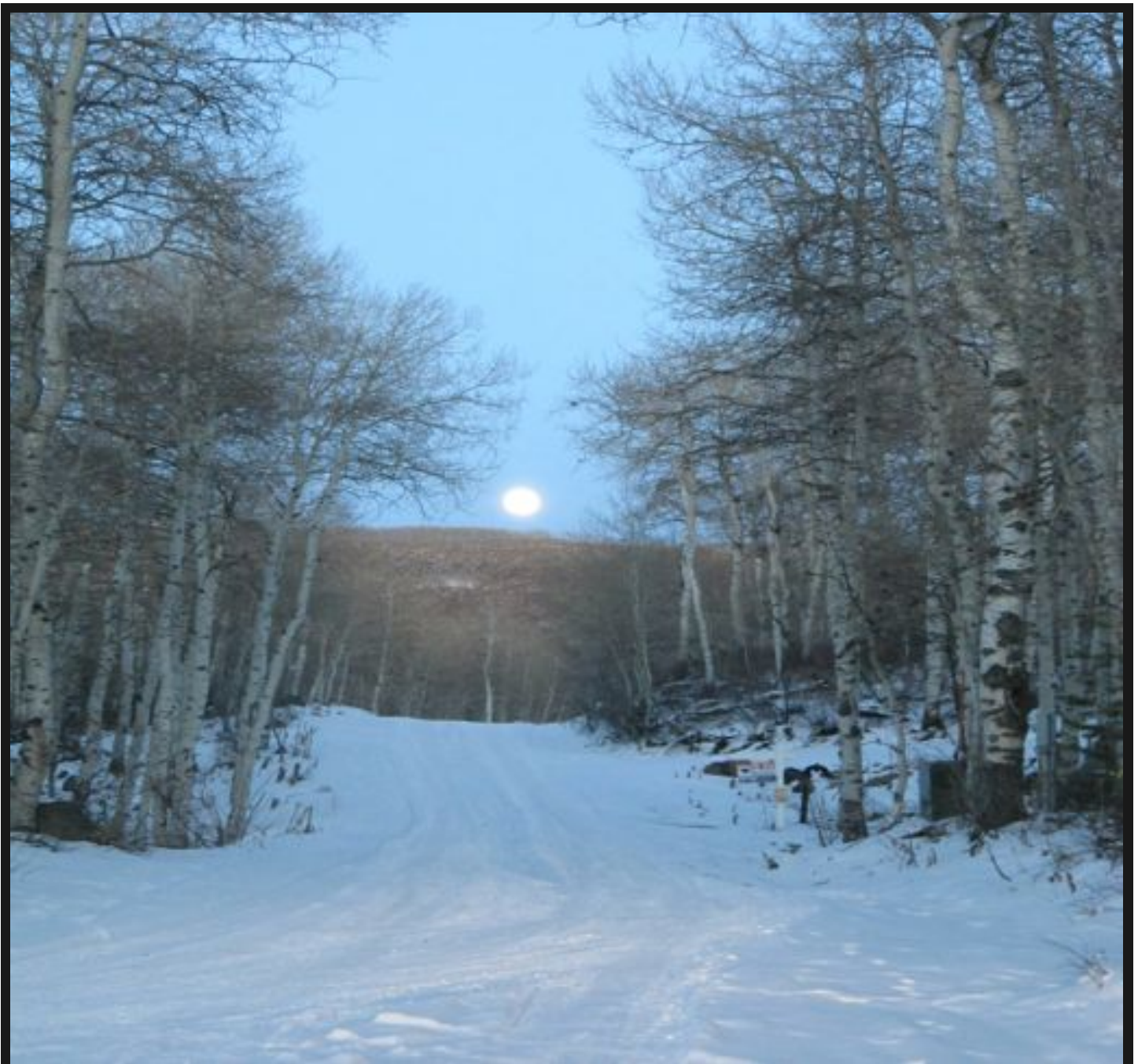
YOUR MOUNTAIN NEWSLETTER



19TH EDITION - FALL 2011

TIMBER LAKES TIMES

**Timber Lakes — Minutes Away.
A World Apart.**



UPCOMING MEETINGS

TLPOA Board Meetings

Meetings are typically the second Wednesday of every month and locations are alternated, but double check on the website. The board welcomes property owners to attend their working session at 5:30 before every board meeting.

| | | |
|------------|--|---------|
| January 11 | Murray City Library 166 East 5300 South 801-264-2580 | 7:00 PM |
| February 8 | Wasatch County Sr. Citizen Center 465 East 1200 South Heber City, UT | 7:00 PM |
| March 7 | TBD | 7:00 PM |
| April 11 | Wasatch County Sr. Citizen Center 465 East 1200 South Heber City, UT | 7:00 PM |

THANK YOU BOARD!

Most of us travel to, or live in, Timber Lakes for our own varied reasons, ranging from simple enjoyment of the quietude, the land, and the animals, through family enjoyment, to its use as a recreation area for snowmobiles and ATVs. Accordingly, we give little thought to the overall administration and management of the development unless problems impinge on our own access, enjoyment, or affordability of the area. Unfortunately, someone has to deal with these issues on our behalf. Fortunately, there is a group of perhaps slightly demented individuals who volunteer to take this on as volunteer Board members.

I have had the opportunity and need to attend most of the TLPOA Board meetings of the past 2 – 3 years, in trying to move for community regulation of the common areas. At each and every meeting I have been increasingly impressed with the dedication, group interaction, and amount of individual work put in by this Board. As decisions of earlier Boards are reviewed and sometimes altered or reversed, it is clear that the expertise of the group is improving, and that it is currently dealing with some very complex and many-sided issues affecting some or all owners. What a job they are doing! While the tenor of the meetings is jovial for the most part, it is clear that many hours have been put in by its various members in the time between meetings, to deal with various thorny issues. Owners will hear of some of these at the Annual Meeting in July, and of the financial and other impacts on TLPOA owners.

So when was the last time we all complimented these people for all they do? Perhaps when you fire off an e mail of complaint or query, add a note of thanks. They are worth every electron you use.

Tom Metcalf, Lot# 1929 Hawk Lane

MESSAGE FROM THE PRESIDENT

BY CRAIG ALLEN



I have the pleasure of being able to address you once again as President of the Association. I deeply appreciate the trust and support that my fellow board members, as well as owners, have given me. I don't know if I was asked to serve again as President because I actually did a good job,

or if it was because I didn't mess things up too much. Whatever the reason, I have a simple philosophy with respect to my service. Most people probably just want to come to their homes, enjoy this wonderful place, be left alone, have good security, and the expenses of the Association properly managed. If we can accomplish that and make a few improvements along the way, then we've done a good job.

Talking about improvements, I'm going to recognize someone who would probably rather remain anonymous. However, we all owe Dave Read "a great big thanks" for the recycling shed. Dave, or rather Dave and Martha, have been shepherding this along for several years, and we were able to finally get this built this summer. Dave - along with other property owner volunteers - have made recycling a reality for Timber Lakes. Many of you have sent me emails thanking us for this, but I wanted you to know who was really responsible for making it happen. Dave and Martha, thank you and your team very much.

Other improvements that people will start to see are the efforts of the Common Area Committee. Led by Mike Durr and Barb and Jeff Meierhofer, there has been a lot of work started on common area improvements. You will notice survey markers around the Jones Lake parcel that we own. This will be the first area beautified for use by all members in accordance with the surveys you answered earlier this year. Milt Taylor is also working on a project to identify possible ATV access from Timber Lakes to the National Forest area. If he can pull that off, that would be a great improvement.

Sometimes things work out, sometimes they don't. I had fully anticipated having the Blue Spruce Project well along by now. We have the money set aside to fund completion, but engineering and property boundary issues have kept us behind. Shane has done a fantastic job in trying to move this forward. We are very lucky to have someone in the Roads position with his expertise. Despite the challenges, I am hopeful that we will see work on this soon. I would like to express my appreciation for all of the hard work that has gone into trying to resolve the issues surrounding this project. We didn't create the problem, but we are determined to resolve it in the best interests of our members.

During the annual meeting, we asked you what you wanted done about short term rentals, and if you wanted to amend the by-laws to permit them. A resounding 96% of those in attendance stated "no" to allowing short term rentals, and that you wanted our current zoning and County laws enforced. I think that's a pretty clear mandate. We have also seen evidence of short term rental properties being foreclosed, and we all know what that impact has on our property values. Based on your input, I plan to allocate much of my time this coming year trying to get the laws that are on the books enforced so that we can mitigate the effect that financial speculation in illegal rental property has on our community.

I have nothing new to report with respect to our insurance program, which falls under my accountability. We had a slight decrease in overall costs this year, primarily resulting from good claims experience and the ability to successfully defend or deny malicious and frivolous claims. Minimizing claims costs, and thus our annual premiums, requires good investigative work on the part of our Security department, as well as the time and energy of many board members. We have great partners in Hidden Valley Insurance, and we receive great service from our Property and Casualty Insurer. I believe that we have a sound risk management program, which is important for all of us.

Finally, I want to take a moment to recognize our employees. They do a great job for us in sometimes very inhospitable conditions. If you get a moment, take some time to thank them for what they do.

VICE PRESIDENT OF ADMINISTRATION MIKE DURR



Timber Lakes is proud to announce its recycling shed! Located next to the office, it has bins for paper, aluminum, glass, plastic, plastic bags, cardboard, and metal.

Curb-It (a.k.a. The Recycle Zone) in Heber comes up a few times a month to remove the collected materials.

Timber Lakes would like to thank Dave Read for heading this project and all those who have helped to make the recycling shed a reality: Pro Build, Peak Engineering, Log Craft, Martha Gordon, Mark Barcomb, Dixie Seiter, Norm Clover, Josh Barrish, Shane Olson, Al and Lyn Katcher, Doug Hansen, Russ and Theresa Gubler, John and Stacy Warmack, Karen Pinto, George Van, Caleb Rasmussen, and many more.

The idea of recycling was first publicly debated and authorized by the board back in 2009 and 2010. It was discussed in detail at this past annual meeting along with other common area

improvements. Recycling is a benefit to the community and the majority of the membership that have commented feel that it is the right thing to do.

Finally, this past summer enough volunteers and donations, to build it within the budget constraints, were accrued. Much of the material and all the labor associated with the construction of the shed were donated by the community and did not come from association funds. In addition, there is a Maintenance Committee formed to help keep the shed and surrounding grounds clean and provide any annual upkeep, like staining. The board does not anticipate an increase in annual dues to operate the recycling shed.

In addition to being environmentally responsible, we are all hopeful that the recycling shed will help take some of the load from the dumpsters and we will no longer have trash on the ground, especially after the weekends. In addition, by the recycle shed taking some of the material normally put into the trash dumpsters, we may not have to spend more in the near future for more trash dumpsters or more frequent trash pick-ups from the county.

TIMBER LAKES ESTATES RECYCLE SHED ETIQUETTE:

If what you have is big and heavy, think about taking it to Curb It (a.k.a. The Recycling Zone - 665 W 100 S, Heber) so our center will not have to be emptied as often.

Cardboard: Break boxes down so bags hold more – there is a utility knife hanging in the shed for this purpose. *Fill back bags first!!* Cardboard is corrugated only - not cereal boxes, egg cartons or paper packaging.

Mixed Paper: Junk mail, magazines, egg cartons, cereal boxes, etc...

Metal: Rinsed tin cans, small metal things

Aluminum Cans: Not to be mingled with metal

Plastics: Fill back bag first! Plastic bags go in a different bag.

If you notice stuff on the ground, the garbage cans full or anything that's clearly not right, take a moment and fix it!!! If you would like to join the recycling shed's Maintenance Committee, please contact Bonnie Henderson at lightllc@yahoo.com or (435)785-8666.



VICE PRESIDENT OF OPERATIONS SHANE OLSON



Timber Lakes Property Owners,

I would like to start off by thanking our former board members who have recently completed their duty to the association. Ole Smith, Andy Berry and John Blickenstaff. These men spent countless hours at a rate of zero pay to help out our community. I

want to welcome our new board members to the team. From what I have witnessed so far, Gordon Huetter, Theresa Gubler and Rex Gale will bring a refreshed view to our board.

We finally caught up to all of the damage that was done with our unbelievable winter last year. Not only was there immense damage to our roads

but I would not even dare guess how many homes have had flooding, roof failures or decks collapse. With our road crew, we focused on fixing the sink holes, laying down road base, general grading, asphalt patching, fixing faulty drainage areas and crack sealing our asphalt to preserve it for as long as possible.

Regarding Blue Spruce, that has been closed for the past few years, we have a great deal of dirt to move and some drainage improvements to add. We are doing all we can to move this project along.

Looking forward to winter we have a new change in place that will hopefully minimize those dreaded 6-foot berms of snow and ice in front of your driveways. We are hoping to use only the snowblower on the upper mountain to clear the roads. We are hopeful that we can keep it in good operating condition throughout the year.

As always we welcome comments and helpful suggestions.

TIMBER LAKES' GATE BEAUTIFICATION PROJECT

On November 3 from 5:00 till dark, several volunteers gathered with gloves and shovels at the red rock-lined flower beds by the mail house to help prepare the beds and plant wildflower seeds and bulbs. Their work has already made the entry to Timber Lakes more attractive and we will all certainly enjoy their efforts next spring and into the summer. Many thanks to these volunteers!

A partial list includes: Judy Eddins, Terrie Schultz, Al and Lyn Katcher, Beth and Gil Miller, Barb and Jeff Meierhofer, and Bonny Armstrong. A special thanks to Don and Donnie Christian for using their construction equipment to help with the heavy lifting! If you are interested in participating in the Gate Beautification Project, please contact Jeff Meierhofer at [435-785-8185](tel:435-785-8185) or jeff@madisongrouppfunding.com



ABOVE: Don Christian helps build flower beds.



ABOVE: Volunteers included Beth and Gil Miller.

SECURITY & SAFETY REPORT BY GARY HUME



The roads in Timber Lakes are a huge challenge during the winter months and each year we encourage our owners to drive slow and with caution - YET every year we have the "I know better than you" folks that end up causing wrecks and traffic jams because they were going too fast and slid off the road.

Winter is the most challenging time of the year for the security folks. The roads become narrow with snow banks on each side and some feel it is ok to park on the road, thus making it very dangerous for others to pass. There is "NO PARKING" on any roads in Timber Lakes, both in summer and winter. Your car, truck, trailer or whatever will be towed if security finds it parked on the road. The cost of towing generally runs from \$150 – \$250 per tow. Timber Lakes hires a towing company to do all of our towing, so it will do no good to talk to us about getting your vehicle back as we are not the ones that towed it. Yes! We may have had it towed but we are not in possession of it.

Owners have been asking about snowmobile stickers. They are purple this year and are available to owners only. The stickers may be purchased at the office or the guard house. Only owners are allowed to pick up the stickers.

Owners will need to fill out a "Request for an Entertainment Operating Permit by Lot Owner" for each snowmobile they wish to register. The sticker is to be placed on the LEFT side of the snowmobile. The permit is \$10.00 per sticker.

Each snowmobile needs a sticker. A lot owner may purchase a visitor pass (permit) for your guest for \$10.00 each. The guest permit (Ugly green in color) is valid for 3 days only— **not for the season**. The permit may be purchased at the office or guard house. A lot owner is the only person that can purchase the permits for their guests and must sign a "Request for an Entertainment Operating Permit by Lot Owner" that states that the lot owner is responsible for all the actions of their guest while operating a snowmobile in the Timber Lakes area.

Some owners have asked in the past why we charge for the snowmobile permits and not for the ATV permits. Generally, ATV's stay on the TLPOA property, where snowmobiles cross several properties that do not belong to Timber Lakes when they head out to the Unitas (a.k.a. The Outback) and we are required to carry liability insurance that protects those owners. Also, the fee goes towards the operating expenses of the groomer that grooms the trail from Timber Lakes to the Unitas. The Board agreed in the September meeting to purchase a new (to us) snow groomer that will be used to groom the trail from Timber Lakes to the Unitas. Generally the grooming will be done at



night so should not interfere with passage to the "Outback."

If you are a snowmobiler please read on, if not, you may want to skip to the next article! Every year we have issues with certain snowmobilers that want to tear up the mountain side just after you leave the TL property and enter the church camp property.

TL is responsible for all the snowmobilers that travel that path and if we continue to "go out of bounds" in this area we could lose the right to use the easement we have work so hard for many years to obtain. Losing the winter easement would cut us off from having good quick access to the "outback." So please do your part and help monitor the wild and wondering "children" who can't follow directions!

Remember- TLPOA assumes no liability for the operation and use of any motorized vehicle including but not limited to ATVs, snowmobiles and other vehicles with motors.

Have fun this winter and be safe!

PLAN APPROVAL DOCUMENT UPDATES

BY GORDON HUETTER



The board has recently made changes to the Architectural Control Regulations. We have corrected the language and fee schedules in these documents, to show the proper verbiage. These documents can be found on our web site at www.timberlakesutah.com, under construction information.

The documents that have been corrected are the Architectural Control Regulations, the TLPOA Building Plan Approval Application, and the Architectural Control Regulations Bond and Fee Schedule. The bond of \$3.00 a square foot (gross) of dwelling, out buildings, and other structures can be secured now, with cash or the new **performance bond**. All of which is now refundable to you if your construction adheres to all TLPOA policies, architectural control regulations and CC&Rs. If you start construction without appropriate TLPOA approval, you will forfeit your cash bond or a claim will be made against your performance bond.

The second item that was changed on the documents is the ***total*** elimination of the trip fee.

The last document change is on the Road Excavation Permit. The **\$350.00** fee for inspection

on the excavation permit has been eliminated. Anyone doing excavation in or near the right-of-way of any Timber Lakes road must obtain a permit and place a cash bond pursuant to the scope of work to be preformed, before any such excavation begins. The ***total*** amount will be refunded to the owner after one winter cycle if there is no damage to either the road or common area. If you are only digging in the utility easement on your own property, you will not need a permit.

We hope that the *new* policies will be adventitious to the property owners.

We are happy to announce that the TLPOA is in the process of purchasing a snow groomer for the Association to use in maintaining and grooming the snowmobile trail through the LDS Church property. The purpose is to keep snowmobiles on a designated trail through the Church property and not trespass on other areas. Everyone needs to remember the Church can **stop** us from using the trail if we cannot police our guests and ourselves and stay in the designated area they provide. We hope this shows the Church that we are serious about conforming to their requests and we can have many years of continued access. Our records show we sell between 500-800 snowmobile stickers a year, this gives us a good idea that the groomer can be a great benefit to many people in the development and will give them better access to the forest service lands.

IMPORTANT MESSAGES:

- Attention parents and people responsible for dropping off or picking up children at the school bus stop – Please DO NOT park on the road side across from the designated bus stop parking area. It is extremely dangerous to have your children cross the road to get to your car. And parkers, please be courteous and park closely together - if everyone parks correctly in the designated spots there is room for everyone.
- 4-wheel-drive vehicles are not just recommended on Blue Spruce Dr. or Spring Creek Rd., they are REQUIRED while there is snow on the ground. Also, during the snowy months TRAILERS ARE PROHIBITED on the elevated dirt roads. And when weather dictates, chains may be required. By choosing to “take a chance” and ignore community rules you are not only risking your life and property, but you are endangering the lives and property of others. First offenders will be warned; second offenders run the risk of being fined and having the sheriff called on them. If you see someone taking unnecessary risks please call security (435)785-8764 with the license tag number of their vehicle or trailer.

REVERSE 911 EMERGENCY COMMUNICATIONS

The Wasatch County Emergency Management Department and Sheriff's Office will be able to alert residents about fires, floods, toxic environmental issues, severe weather, unexpected road closures, missing persons, and evacuation of buildings or neighborhoods and other emergencies using reverse 911 technologies provided by Everbridge. Alert messages can be sent to residents on almost any communication path desired – cell phone, home phone, email, text messaging, and more – ensuring that residents and County staff receive life-saving emergency information and important public service announcements in minutes.

Only residents with listed land-based phone lines will be automatically subscribed to receive alerts. These alerts will arrive via their listed phone lines. Residents with or without land-based phone lines may self-register for alerts using our web-based registration portal and provide Wasatch County with their desired alert communication path. This alert communication path includes options for desired communication methods (home phones, mobile phones, email addresses, txt messaging, etc) and prioritizing the order in which these communication paths are used. Any resident of Wasatch County may self-register, provide additional contact information, or opt out of the system. While Wasatch County is providing the reverse 911 service and the self-registration portal, responsibility for signing up and maintaining up to date contact information is the responsibility of the resident.



Future reverse 911 enhancements will include being able to sign up for community (non-emergency) alerts and information. Signing up for these alerts will be voluntary. At least twice a year, the Wasatch County Sheriff's Office will test the alert system to assure performance and allow residents to become familiar with the system and how it functions. These dates will be made known via the County's website so you will know when to expect these "test" alerts. If you do not receive these test alerts, we do not know how to contact you and we strongly encourage you to self-register and provide us a communication path for how best to supply your family with valuable and timely emergency information.

Please sign up by following the link:

www.co.wasatch.ut.us/departments/community_services/public_works/emergency_management/reverse_911_communications



HELP BUILD YOUR NEWSLETTER

We need your help: we are working on the next issue of the newsletter and we would like your input.

Please e-mail your stories and high-res digital pictures to Theresa.gubler@gmail.com. We can not promise that all info and pictures will be included (pending ad sales and board approval of content), but it most-likely will!

The newsletter is intended to inform and create a greater sense of community in Timber Lakes.



**What is that green-roofed shed by the office?
That is our new recycling shed!**



What does this cost me?

The cost of construction was less than \$9000. That's only \$6 per lot.

Pick-up will cost \$50 per pick-up. If it's once a week that's \$1.75 per lot per year.

Also, by recycling we could reduce our trash charges.



What Can I Recycle There?

- All paper products
- Flattened corrugated cardboard boxes
- Clean glass sorted by color
- Plastic grocery bags
- Aluminum cans
- Household metal: empty tin cans, etc.
- Plastic containers, etc.

What Cannot Go Into The Recycle Shed?

- Styrofoam
- Oil, can be taken to any place that sells it
- Paint / stain / varnish - Batteries
- Light Bulbs

Large Items Should Be Taken To: The Recycling Zone (a.k.a. Curb It) 665 W 100 S, Heber (free drop-off)

We all need to take responsibility for keeping the recycling shed and surrounding area clean. We each have a responsibility to our community and the planet to take a moment to participate in recycling and help keep the shed tidy. If you would like to join the recycling shed's Maintenance Committee, please contact Bonnie Henderson at lightllc@yahoo.com or (435)785-8666.



Timber Lakes First Response Team

Helping make our mountain a safer place....

Information about Carbon Monoxide (CO) Poisoning

CO poisoning can easily occur in Timber Lakes when using propane heaters, gasoline generators, when letting your vehicle warm up in garage, or other confined spaces. It is also possible to generate dangerous CO levels when using charcoal or wood fires to heat or cook in an area with poor ventilation. Installing a CO detector in your home is an inexpensive way to prevent this dangerous situation.

Symptoms:

At moderate levels, you or your family can get severe headaches, become dizzy, mentally confused, nauseated, or faint. You can even die if these levels persist for a long time. Low levels can cause shortness of breath, mild nausea, and mild headaches, and may have longer term effects on your health. Since many of these symptoms are similar to those of the flu, food poisoning, or other illnesses, you may not think that CO poisoning could be the cause.

Treatment:

- Call 911* or seek medical attention immediately.
- Remove victim from contaminated area and get them into fresh air.
- Give artificial respiration or CPR, as appropriate.
- If oxygen* is available, give it to the victim by using a face mask.
- Keep victim resting.

* The Timber Lakes First Response Team carries oxygen and is dispatched when 911 is called.

Winter is coming—Is your lot sign visible above winter snow banks?

Precious time can be wasted looking for the location of a victim if the lot sign is not posted or not visible to emergency personnel. Please post your lot sign so that it can be viewed from your street. The end of your driveway is best. Currently we are using your lot numbers to locate you.



New Volunteers Welcome

“Skills to Save a Life”

Since the First Response Team began in May 2006, we have had the opportunity to train many volunteers in CPR, First Aid and Emergency Response Skills. These skills are essential for our team when responding to an emergency in Timber Lakes, and can also be used anywhere and anytime. Knowing what to do during an emergency can make the difference to a person's recovery and you could even save their life!

Join our team and become a First Response Volunteer. No prior medical experience is required. We will train you in CPR, AED and First Aid.

For questions or to volunteer call:

Barb Meierhofer 435-785-8185

email—barbmeierhofer@yahoo.com

Timber Lakes Property Owners Association Request for an Entertainment Operating Permit by Lot Owner

4 Wheeler / ATV / Snowmobile

Lot # _____ Date ___/___/___ Permit Year _____
Owner _____
Address _____ Phone # _____
_____ 4 Wheeler / ATV _____ Snowmobile (mark one)
Make _____ Model _____ Year _____
State Registration # _____
Timber Lakes Permit # _____

I agree to abide by the following rules and regulations:

1. Timber Lakes roads speed limit is 25 MPH (dirt) &, 35 MPH (paved) – 25MPH on all roads during winter.
2. When crossing through LDS church property with my snowmobile I will keep within the set boundaries as marked by the white poles with red tips and signs.
3. I will stay on designated roads.
4. Permit sticker must be placed on the left side of snowmobiles & rear of all others.
5. All recreational vehicles must be registered (including visitors).
6. Failure to follow Timber Lakes' rules will result in an issuance of a fine (as outlined on the back of this permit form) and I agree to pay any fines when issued.
7. I agree to cover the above rules with all my guests that may ride my or their 4 wheelers/ ATV's / Snowmobiles etc.

Signed by _____ /___/___
Lot owner Date

A permit form must be filled out and signed for each vehicle permit TLPOA assumes no liability for the operation and use of any motorized vehicle including but not limited to ATV's, Snowmobiles and other vehicles with motors.

Revision # 072009

Timber Lakes Property Owners Rules for ATV's and Snowmobiles

1. Stay on designated roads.
2. Not trespass on personal property.
3. Not damage the roads in any way (donuts etc).
4. Obey all speed limits (25MPH on dirt roads and 35MPH on paved roads) – all roads are 25MPH during winter months.
5. All children under the age of 16 must wear a helmet at all times.
6. Fines will be issued to the lot owner that is registered to the permit.
7. The first offence will be free (per lot); additional offences will be @ \$100.00 each (per offence and per snowmobile/ATV).
8. Snowmobiles - When passing through the LDS property - all snowmobile guests must be accompanied by a current lot owner.
9. Snowmobiles -Access through LDS church property - keep within the set boundaries as marked by the white poles (all hill sides are off limits except where you pass over the stream).
10. Snowmobiles are to be equipped with normal factory muffler systems – loud modified mufflers are not permitted within Timber Lakes.
11. Quiet hours are from 10:00 P.M. to 7:00 A. M.

If any changes are made to this “application for an entertainment permit” that is not specifically approved by the TLPOA Board in advance, the permit will be revoked and all privileges in obtaining the requested permit will be forfeited. Money paid for the permits will be forfeited and permit sticker revoked and no additional permits will be allowed for the lot in question until the owner addresses the Board in person to explain the reason for using a fraudulent request.

TIMBER LAKES COMMON AREA PROJECTS IN THE WORKS

Hiking/Snowshoeing Trails Accessible Now. Come Check Them Out and/or Volunteer!

The Timber Lakes Common Area Committee and volunteers have started work on several key projects in our common areas across the mountain.

The first is called Jones Lake. It will have a picnic and improved year-round parking area with hiking, snowshoeing trails, and pond exploration around Jones Lake. This area includes Platts 9A, 10, and 11, and is accessible from Lake Pines Drive across from lot #946. Volunteers are designing the picnic area, which will include a natural play area. The hiking trail meanders through stands of cottonwood, around marshes (for good bird watching), and eventually into a large aspen grove. It will be marked for both winter and summer use. To prevent off-road vehicles from disturbing the common areas, a natural barrier will be included to prevent access where possible.

Chris Bala is volunteer trail boss for this site. Trail-building volunteers to date include: Gil Miller, Craig Jeppson, Matt Anderson, Carrie Bala, Barbara Stone, Tom Metcalf, Monty Botoson, Terrie Schultz, and Carolyn Rose.



ABOVE from L to R: Monty Botoson and Tom Metcalf mark possible trail routes.

The second project underway is improvement of The Moose Trail, on Platt 19, off of Raccoon Drive near the top of the development. This is a fabulous wildlife and wild flower viewing trail that cuts down the canyon through aspen and pine forest, crossing the creek several times. Trail bosses Barb and Jeff Meierhofer have led a team of volunteers to site the northern trail, build natural bridges, and place stepping stones in several creek crossings. This volunteer team includes Jim and Dixie Carrol, Daryl and Twila Sparti, Judy Eddins, Marie Barton, and Theresa Gubler. A four-car parking area is available on the north side of the street and is marked.

A survey has just been completed for this fall's third project - a hiking/snowshoeing trail on Platt 13, called

West Views. The plan is to create a scenic trail on this parcel, which is accessible from Ridgeline, Oakview, and West View drives. All of the sites are required to have safe, legal parking, so a four-car parking area will be created to access this site as well. Dan Shroyer will be the trail boss of this area.

The Clyde Lake common area, Platt 2, has been surveyed. Watch for announcements as work starts in this area. This area will be wonderful for pond exploration and hiking in the scrub oaks on the northwest side of the subdivision.

If time and weather permit, the committee also hopes to complete surveys on the Bench Lake area (Platt 7), the south side of Raccoon Drive (Platt 19a), and the Harry/Parry Lake area (Platt 20a.)

Jim Barton is building kiosks that will be in place at each common area. The kiosk will contain trail maps, rules and regulations, and information about the local flora and fauna. If you have building materials to donate, please contact any member of the committee.

Thanks go to the Timber Lakes road crew and owner Don Christian for time and equipment required for the large-scale parts of these projects.

These projects are part of a master plan created by a committee of the TLPOA board this spring and are based on a commitment to create clean, safe, attractive, low-impact recreation areas that

- CONTINUED on next page -

COMMON AREA PROJECTS - CONTINUED

respect flora, fauna, and adjacent property owners, and are low maintenance and sustainable. To the best of the committee's knowledge, Timber Lakes currently has 23 common areas. These areas range from 1 acre to 40 acres in size. They are spread across the mountain. The committee polled property owners, to learn our owners' priorities; the results leaned heavily toward hiking trails, nature walkways, sledding and snowshoe areas, and docks and picnic areas around the common area lakes.

Engineering surveys will be completed to clearly define the boundary of each individual common area before any projects are initiated. These areas will be posted to keep users from trespassing on adjacent lot owners' private property.

Common areas are accessible to all TLPOA members and accompanied guests, but not open to the general public. Access to these areas will be controlled/maintained by proper signage. Motorized vehicles will be restricted from common areas in summer. Rules for the use of each common area will be posted on an information kiosk at the entry of each area. Offenders can be reported to Timber Lakes' security or to the Sheriff's department.

Please take a moment to review the Common Area Master Plan on the Timber Lakes website, www.timberlakesutah.com/common-areas. We would love to have additional owners on the volunteer committee. If you have questions or would like to get involved, please contact TLPOAcommonarea@gmail.com. Watch the newsletter and the Timber Lakes blog for updates on additional projects.



ABOVE from L to R: Judy Eddins, Jeff and Barb Meierhofer, Daryl and Twila Sparti work on Moose Trail.

HEROES LIVE IN TIMBER LAKES!

On June 14, 2011 our whole world changed around 7pm or, it could have, if it wasn't for some very special heroes. While I was checking the mail, I left the car running, in park, with the emergency brake on. Our 4-year-old Zak was in the car and he shifted the gears and, even with the parking brake on, my car rolled backwards down the hill and into the creek! We would like to thank the many heroes that day: Pat Munny and Donald T. Christian (who rescued Zak out of the Exterra), the Timber Lakes First Responders Team (Janet Anderson, Melody Blomquist, Martha Gordon, and Dave Read – your support meant so much!), certain residents of Timber Lakes whose names I did not get (but am especially grateful to the man that helped me get Zak once Pat and Don got my son out of the car, and to the woman who gave Zak some toys, read him stories, and gave us a pair of dry pants to wear to the hospital), EMT's (Andy and Clint, Wasatch Ambulatory Services), and Wasatch County Sheriff Deputies Dawn Franson (so grateful for your compassion and support) and Brian Gardner. We can't fully express our gratefulness and thankfulness to you. Thank you all so very, very much.

ATTENTION PARENTS: Please take our tale as a serious reminder for you to SHUT OFF YOUR ENGINES AND TAKE THE KEYS with you when getting mail, dumping trash/recyclables, waiting at the bus stop, visiting with friends, etc.

The Wasserloos Family
Lot# 1052 Timber Lakes Drive

USEFUL RESOURCES

Here are a few useful resources for local information - whether you are looking for the weather forecast, things to do in the area like when the local movies are playing, restaurants, and/or news.

For weather in Timber Lakes, try The National Oceanic and Atmospheric Administration's National Weather Service at www.nws.noaa.gov. Go to the top left and enter zip code into "Local Forecast by City, St," then click on Timber Lakes in the map. This will give you a very accurate "Forecast at a Glance" with pictures and "Detailed 7-day Forecast," which lists how much snow we can expect. See the image to the right.

Other Sites:

www.ci.heber.ut.us, (435) 654-0757



www.hebervalleyrr.org, 435-654-5601



Heber Valley Railroad,

www.hebervalley.info

www.gohebervalley.com

www.midwaycityut.org

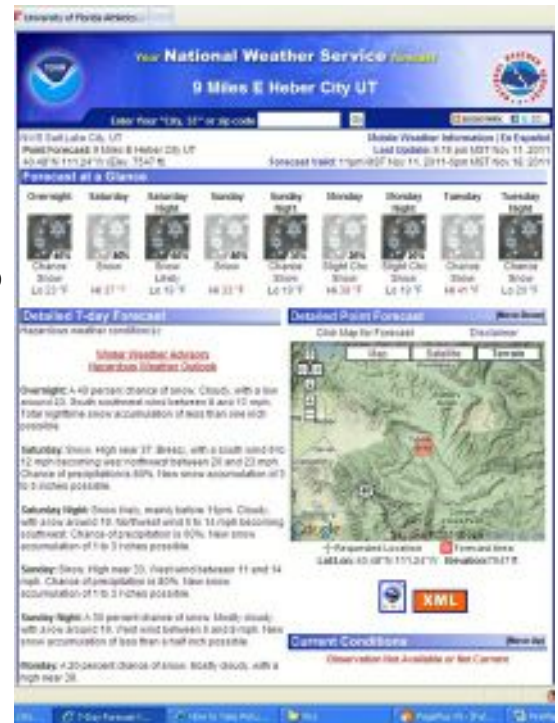
www.visitparkcity.com

AND, of course, www.timberlakesutah.com, for everything about our amazing community.



ASSESSMENT FOR 2012

NOTICE: At the regular monthly meeting on November 9th, 2011, the Board of the Timber Lakes Property Owners Association approved by a vote of 4 to 3, an increase in the annual assessment for 2012. The assessment will be \$650.00, an increase of approximately 6% over the 2011 level. This increase was approved to help cover costs associated with the Blue Spruce Project and the likely construction of a new fire exit road into the national forest area from the upper mountain. The fire exit road will vastly improve safety for the entire community and will cost approximately \$187,000.00.



KEEP THE HOME FIRES BURNING, SAFELY

According to the United States Fire Administration (USFA), more than one-third of Americans use fireplaces, wood stoves and other fuel-fired appliances as primary heat sources in their homes. Unfortunately, many people are unaware of the fire risks when heating with wood and solid fuels.

Heating fires account for 36% of residential home fires in rural areas every year. Often these fires are due to creosote buildup in chimneys and stovepipes. All home heating systems require regular maintenance to function safely and efficiently.

While it may be the season to hang stockings in front of your fireplace, the USFA doesn't recommend it. Instead, they encourage you to practice the following fire safety steps on their web site to keep those home fires safely burning. Remember, fire safety is your personal responsibility ...Fire Stops With You!



www.usfa.fema.gov/citizens/home_fire_prev/heating/fireplace

AUTUMN'S SENTIMENTS

A poem by Marion Gubler, Grandpa and visitor of the Gubler Family, Lot # 2139

As summer warmth fades and comes to an end,
Nature, a different kind of benefit, doth send.
An additional sort of favor comes for us to share,
In the lingering crispness of the cool fall air.

The aspen, oak, and maple trees stand tall and bold.
Their foliage takes on a luster, both yellow and gold.
Their leaves flutter to and fro on the mountain high,
In stark contrast to the cold, bright blue, winter sky.

The birds and animals quickly dart helter and skelter
As they run to and fro, seeking much needed shelter.
Their bright colors have now changed to gray,
Knowing that winter cannot be very far away.

The hunter comes, carefully, out to stalk his prey,
To lay up enough food for a coming winter's day,
Not in the spirit of carnage or the thrill of the kill,
But of a thankful harvest, in accord with God's will.



It is a time of sharing and of real brotherhood.
A time to renew past closeness by all understood.
A time for family bonding, for all present to share,
Making it a good experience for those who are there.

What a wonderful time of year is the Autumn or Fall,
A time between Summer and Winter to be enjoyed by all,
A time to count the harvest's blessings and to have fun,
To take time to experience joy, when Summer's day is done.

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Want “Top Dollar” For Your Timber Lakes Home?

Experts Say: Start planning for it 60 to 90 days before you sell.

In a recent networking meeting with top producing RE/MAX agents in Las Vegas, Sally Roberts, RE/MAX MASTERS was quoted: “Most owners think their homes will sell quickly. Everyone thinks that their home is special and will bring top dollar fast. In fact many new listings that go on the market eventually expire with the home still unsold.”

If you’re going to sell your house in the next six months, there are some things you can do now that will help you get top dollar for your home when you do sell it.

There’s a free report available that shows you the things that buyers most look for in a home, and how to make your house irresistible to buyers. You’ll learn

- Why buyers love model homes and how to make your house show like one.
- A little-known designer’s secret that could net you \$500 to \$1,000 more when you sell your home.
- How to sell your house in as little as 24 hours – without ever putting it “on the market.”
- Three things you can do to get your house on a buyer’s “must see” list.

Sally has made available a report: *How to Sell Your House for Top Dollar – Fast!* This report details several specific ways to prepare your house for sale and how to make your house irresistible to buyers. Sally credits the information in this report for her success in selling homes quickly.

To get a copy of this free report, *How to Sell Your House for Top Dollar – Fast!* just call 888-886-4613 Ext. 99 for a free recorded message. *There’s no cost or obligation and your report will be mailed today!*

Not intended to solicit properties already listed for sale.



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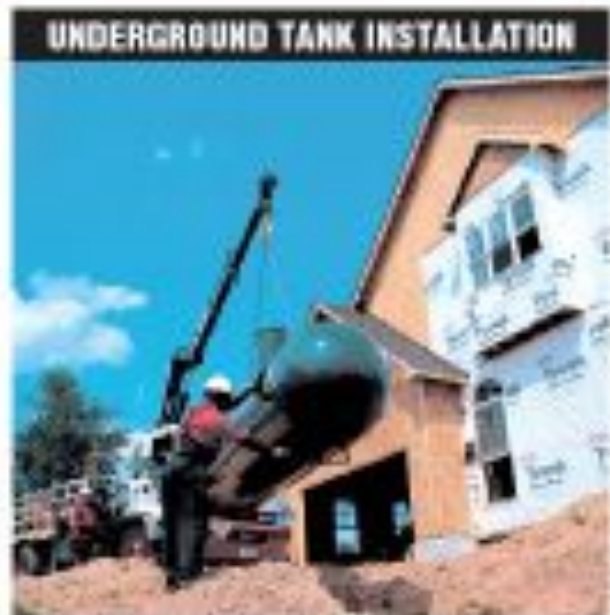
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TIMBER LAKES' RESIDENT IN NIGERIA

Hi! My name is Patty Lewis and my husband Rich and I bought a cabin at Lot# 1051, 2469 Timber Lakes Drive, about two years ago. He works for Schlumberger and we have lived overseas for about 20 years in Nigeria, Scotland and England. I am a teacher and have taught in U.S. schools and all the international schools our 3 children went to overseas.

We had fallen in love with Park City and Utah in the 1980s having been assigned to Evanston, WY for 4 years. We knew we always wanted to come back there but the Park City of the 80s was



not what we saw a few years ago. Someone told us about Timber Lakes and we started looking at properties there. We liked the area and the closeness to Heber City. Rich did not know if I would like living so far away from Park City and thought we might feel a bit

isolated. The opposite was true and we have fallen in love with the peace and quiet of those beautiful mountains.

The community was a surprise too as there is so many friendly people who are willing to help you with anything you need. Even though I do not know all of the people around me I have no doubt any of them would help me out in a minute if asked. You cannot say that about many communities nowadays. I am sure you could hear a funny story about me learning to use a snow blower from my neighbors Chuck and Jen!

We thought we would be in Houston from 2010 until Rich retired but he was once again sent to Lagos Nigeria where I write this today. Many

things have changed here since living here in 1995. Lagos is a city of about 12-13 million with typical third-world driving. Chaos!! We have a driver Moses who was our driver when we lived here before. We also have our former cook Felix. These two guys are like our family and we have put their children through school and take care of their families. With so many people in need here you have to pick a handful and try to change their lives.

I am involved in many local school charities and orphanages. Unlike last time we were here, mobile phones have helped Lagos to develop. Did you know the fastest growing mobile phone market was in Africa? New restaurants and hotels are being built daily. We had not live here for 16 years and it has caught up to the 21st century.

We live in an apartment building with 7 other Schlumberger families. They are all different nationalities. It is kind of like coming into Timber Lakes with a gate and about 150 houses. When I was riding my bike this morning I passed a group of cows and sheep along the road.

It is an 11-hour flight from Lagos to Atlanta on Delta and then a 3 hour flight to SLC. If I leave here at 10:30pm I get to SLC by 10am the next day. Living in such a chaotic place makes the peace and quiet of Timber Lakes all that more special to Rich and I. I look forward to spending more time there as Rich retires in 2012.

Hope to see you all, any time from mid-December to the end of January.



TIMBER LAKES POA

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TIMBER LAKES PROPERTY OWNERS ASSOCIATION

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