

YOUR MOUNTAIN NEWSLETTER



17TH EDITION - WINTER 2011

TIMBER LAKES TIMES

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



UPCOMING MEETINGS

TLPOA Boards Meetings

- | | | |
|-------------------------|--|----------------|
| February 9, 2011 | <i>Wasatch County Sr. Citizen Center</i>
465 East 1200 South - Heber City, UT | <i>7:00 pm</i> |
| March 9, 2011 | <i>Wasatch County Sr. Citizen Center</i>
465 East 1200 South - Heber City, UT | <i>7:00 pm</i> |
| April 13, 2011 | <i>Whitmore Library</i>
2197 East Fort Union Boulevard
(in Cottonwood Heights)
Salt Lake City, UT | <i>7:00 pm</i> |
| May 11, 2011 | <i>Wasatch County Sr. Citizen Center</i>
465 East 1200 South - Heber City, UT | <i>7:00 pm</i> |
| June 8, 2011 | <i>Whitmore Library</i>
2197 East Fort Union Boulevard
(in Cottonwood Heights)
Salt Lake City, UT | <i>7:00 pm</i> |

TLPOA Annual Meeting

- | | | |
|---------------------|--|-----------------|
| July 9, 2011 | <i>Wasatch County Sr. Citizen Center</i>
465 East 1200 South - Heber City, UT | <i>10:00 am</i> |
|---------------------|--|-----------------|

IMPORTANT MESSAGES:

- **Annual Homeowners Association Dues are DUE MARCH 30, 2011.**
- Timber Lakes would like to send out a special thanks to the Huetters for donating so much time and resources to groom the snowmobile trails. Also, thank you to the Timber Lakes Water, SSD for all the help with clearing the roads, driveways and berms during the last few snow storms.
- A female cougar with four cubs was removed from the lower Ridge Line Drive area by DRW (Division of Wildlife Resources) this past December. The animals had made their dens under the porches of two vacant houses adjacent to the parking lot. While it was highly unusual to see cubs that late in the year and for the littler to be so large, it is not unusual to have cougars in our community. Cougars, also known as pumas, mountain lions, mountain cats, catamounts or panthers, depending on the region, are fiercely protective mothers and have been seen to successfully fight off animals as large as grizzly bears in their defense. If you see a bear or cougar, please call security (435)785-8764 and give them the exact locations, time and day of your sighting. And, it goes without saying, supervise your pets and children while they are outside and keep them close to your home, especially in the spring and fall.

MESSAGE FROM THE PRESIDENT

BY CRAIG ALLEN



By the time everyone reads this, the holidays will have passed and we will have started a new year. I sincerely hope that everyone had a joyful holiday season, and has a great 2011. 2010 brought many challenges to our community, but I am excited about the

opportunities the New Year brings for Timber Lakes.

Barring any unforeseen obstacles, the Blue Spruce improvement project should move forward, and several property owners have volunteered to head up other improvement initiatives. We hope to be at a point where we can have the old sled hill section of Blue Spruce open year round. As built by the developer, this was unsafe for daily travel due to the nearly 24% grade, and winter travel was impossible due to the inability to safely plow. Completion of this project will cut the grade in half and will provide quicker, safer access to the upper mountain for our owners and more importantly, Emergency Services.

The common area improvement initiative is an owner sponsored committee that will be looking at cost effective means to provide recreational opportunities while preserving the natural beauty of these areas. We are also exploring ways to convert some of the Association-owned lots into common area. There are several reasons to do this. First, we don't have to pay property taxes on common area but we currently are being assessed County taxes on these spaces as vacant lots. It would be nice to save some money and at the same time add recreational and open space to the development.

We are also trying to find a better way to meet the needs of ATV and snowmobile owners while being respectful of other owner's rights to peacefully enjoy the common area. As long as I

can remember, there have always been complaints at owner's meetings about the rouge snowmobile or ATV riding around one of our lakes. I confess that I am guilty of the latter, but I think we can have some areas where we prohibit motorized travel, but others where that use is appropriate. We'll see what the bi-partisan member committee comes up with.

I have worked with our insurance brokers over the past few months to develop a bond program that will provide a cost effective alternative to the \$3.00 per square foot that was previously held as an architectural bond. Actually, they did most of the work, and my thanks to them for helping to bring this to fruition. We now have a bond program in place that will cost \$450.00 to obtain an architectural control bond, as an alternative to the \$3.00 per square foot charge. This will protect the members' interests in maintaining some minimum architectural standards as well as providing funds should construction project damage the common area or roads.

This bond program is available now, so if you are planning on building this year, please contact any board member for details on this. The owner will have to qualify for the bond and deal directly with the underwriters, but the savings is huge. It also gets the Association out of the business of holding large amounts of members' funds which they could more efficiently use in building their homes. My personal thanks to owners who brought this idea forward and to our partners at Hidden Valley Insurance for making it happen.

This will remove a financial obstacle to construction for many.

We have a critical need to update the Association documents. There is no effective enforcement mechanism for those who violate the CC&R's. For example, open fires are prohibited, but if someone feels like burning a pit fire in their driveway, risking the entire mountain, the HOA has no recourse other than to call the County. This needs to change. We have also received some constructive criticism from our insurers who advised that we could have

- Continued on the next page -

MESSAGE FROM THE PRESIDENT- CONTINUED

potential liability if we fail to enforce one of our rules as currently written. I think this is a valid concern, and the lack of an enforcement mechanism in our documents is a vulnerability for us all.

We need to agree on some basic standards of reasonable conduct for members and visitors to this community, and provide a means for enforcement. I have reached out to some owners to help start this process, but we need a few members who have experience with Homeowner's Association documents. If you are able to help with this or have ideas to offer, please let us know.

Finally, as I continue in my second year of service on the board, I always wonder if the decisions we make are the right ones. I think all of your board members truly want to do the right thing for Timber Lakes, but we will do a much better job if all of our members participate. If you can't attend a meeting, shoot us an email or subscribe to the board blog on our website. I also want to thank my fellow board members for their service, without which, nothing would get done.



VICE PRESIDENT OF OPERATIONS

BY SHANE OLSON



Fellow Timber Lakes Property Owners,

Thank you once again for the opportunity to serve on the board of directors for our wonderful association.

Beginning in July, the roads have been the department in which I am in charge. This is a daunting task and I am thankful for the

wonderful three-man crew (Mike, Cam, and Rich) we have working on our roads. I don't feel they get the recognition or appreciation they truly deserve.

There have been many nights they are up plowing late at night while the rest of us are home in bed.

There are several issues I would like to address for our winter newsletter. First, I apologize for the berm that is left in all of your driveways by our plowing efforts. This has been the most frequent complaint I receive in the winter months.

All of us here in Timber Lakes would like these to go away. The snow tends to fall more to the downhill side of the road. There simply is not a good solution to fix this problem.

The second complaint I often receive is about people that push their snow to the other side of the road and then don't clean up the road when they are done. Please take the extra couple of minutes to clean up the road after you finish your plowing. Because these windrows are pushed perpendicular across the road they can make for a very bumpy ride.

There are many exciting improvements we are looking forward to in the year to come. We hope to continue improving the complex road system we have here in our mountain community.

Lastly, please feel free to contact me if you have any suggestions to improve our roads.

We are very willing to try and make our residents happy whenever possible.

Let's have a wonderful winter and enjoy all of our outdoor activities in our special subdivision!

TREASURER'S REPORT

BY MILT TAYLOR



We celebrate a new year with no increase in the Association assessments. We are near the end of the first audit. Things are going well and we expect the audit to be complete near the end of the month. We have a budget in place and will be sending in advance of the annual meeting a

proposed budget for the next fiscal year. Please

remain current on your assessments. The Board has been forced to take collection steps against those who are behind in their obligations. This action is required so the rest of the owners do not have to shoulder the burden of those who fall behind.

We are in the process of developing a Capital Improvement budget for reserve replacements and also implementation of Capital outlays including common areas. This plan will match cash flows to needs and improvements. We seek your input, and we are striving to follow the CC&R's in making Timber Lakes a great development.

POET'S CORNER

Off the Beaten Path
by Janet Worth, Lot #1014

Hurry, hurry!
Plan ahead, make lists,
Run errands, fix food,
Pack the van, repack.

Stop and go in valley traffic.
Hurtle through the canyon.
Peek at Deer Creek.
Creep through Heber.

Follow the rising road,
Slow down,
Open the windows,
Pass the gate.

Change gears,
Slowly upward,
Tires on gravel,
Steep hill,
Into the driveway,
Park the car.

Sun shines through the trees. . .
Leaves rustle. . .
Wildlife scurries in the underbrush.

Life everywhere, but ours in slow motion.
Quiet.



SECRETARY'S WEBSITE REPORT

BY JOHN BLCKENSTAFF



The Timber Lakes Property Owners Association maintains a website at timberlakesutah.com. The website contains a great deal of information about the Association and living in the mountains. It provides meeting notices, minutes, announcements,

information about construction, roads, snow removal, the Water Company (which is not us), the Association's financial information, photos from the mountain, important telephone numbers and email addresses, governing documents and other things that every owner should know.

During the past six months, we have had 8,150 visits to the website, made by 3,889 different visitors. The visitors came from 43 countries. Most visitors are from the United States or Canada. The five U.S. states with the highest number of visitors, in order, are Utah, California, Florida, Texas and Colorado. Visitors have come from 46 of the 50 states, as well as the District of Columbia. Fifty-eight percent of the visitors made two or more visits during the period. Thirty percent of the visitors came to the website eight or more times.

The visitors viewed a total of 26,583 pages. The average visitor looked at three pages per visit and spent about three minutes on the site during each visit. Forty-two percent of the visitors in the past six months were new and had not been to the site previously.

Eighty-one percent of our site visitors used a Windows-based computer, thirteen percent used Apple OSX and five percent used a smart phone or other mobile device. The five most popular mobile devices used to access our site are iPhone, Android-based phone, iPad, BlackBerry and iPod Touch.

Fifty-five percent of the visits came from

search engines, with Google providing about two-thirds of the total. Bing and Yahoo provided the remaining one-third. Thirty-one percent of the total visits came from people who have bookmarked our site as a favorite. The remaining fourteen percent of the visits were referral links from other websites. The top three referring sites, in order, are: mikedurrrealestate.com, heberhomes.com and the Yahoo mail engine.

The top five pages viewed by visitors, in order, are Home, Timber Lakes Maps, Board Blog, Dollars and Sense and Board Meeting Minutes. The top five Board Blog posts are titled "Dispute and Allegation," "Water Company Assessment," "Important Gate Remote Notice," "Annual Meeting Summary" and "Mountain Lion." Sadly, the famous post titled "We Are Not the Water Company" came in a distant 41st place, but it is still worth the read.

Several owners have asked us why we do not turn on the comment feature, which would allow subscribers to post comments on the Board Blog. The reason is the last time a previous board tried this, the comments quickly turned into vicious personal attacks on individuals rather than constructive comments on issues. Editing comments turned into accusations of free speech infringement. We are a volunteer board and would rather use the time we contribute to the Association to address quality of life issues rather than moderate nasty comments on our website. Each board member is easily accessible by email. Owners are welcome and encouraged to share your ideas and concerns with your board by email or in person at our monthly meetings.

We currently have 400 subscribers to our Board Blog. Subscribers receive an email notice each time a Board member posts something to the blog. We encourage every owner to visit the website and subscribe to the Board Blog. This is the easiest, quickest, least expensive way to keep up with what is happening in Timber Lakes.

- Continued on next page -

SECRETARY'S WEBSITE REPORT - CONTINUED

You can easily unsubscribe at any time. We do not provide your email address to anyone else or use it for any marketing purpose.

Only eleven visitors in the past six months have read our privacy policy, but it is good for 30 seconds worth of entertainment.

To subscribe to our blog, simply go to

timberlakesutah.com and enter your email address. You will receive a confirming email, which you must respond to in order to complete the subscription. We publish this newsletter three times each year. We update the website each month, often several times. Please use the website.

CC&R COMPLIANCE

BY ANDY BERRY



Greetings fellow Timber Lakers! I hope this article finds you all well. I wanted to write primarily on what I feel will be the major challenge we will face over the next decade or so, and secondly, to thank the dedicated employees and fellow volunteer Board members for their

tireless work. The major challenge I feel we currently face in Timber Lakes right now and for many years to come is the antiquated Governing Documents of the Timber Lakes HOA. In my humble opinion, they are too old and generally written to efficiently govern a development of this size. Most of the time in our executive board meetings is spent debating how to interpret and apply the documents to specific situations.

The board also spends a huge amount of time corresponding to the same end, being reactive in their decision making due to a lack of direction from the governing documents and previous HOA boards. The good news is we are aware as a board, and becoming aware as a community that we need to update the documents for our own good. So I ask that each of you simply be aware, and open to, the future need to address the shortcomings of our current governing documents, and consider getting involved with the accompanying debate in their revision. A great way to start would be come to a board meeting if you have not already done so and just be with us as we mill over ideas together.

In closing I would like to briefly thank the dedicated employees and volunteer board members of Timber Lakes for their contribution in making Timber Lakes the unique and wonderful place it is. Thank you all for taking the time to read my thoughts for being part of Timber Lakes. Best wishes, Andy

NEWSLETTER

We are working on a June edition of the Timber Lakes Newsletter! We need your help: in addition to informative articles from the board members, we are trying to collect "slice-of-life" and personal input from our community - making the newsletter more personable, entertaining and even more informative. Communication is key!

Please send your stories about living in Timber Lakes, fundraiser info, charitable interests, school-related info, social group info, amazing travel experiences, etc. And PICTURES are greatly needed!

E-mail your info/ideas 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!

SECURITY REPORT - RULES ARE ONLY FOR THOSE WHO DON'T KNOW

BY GARY HUME

HOW TO PLAY FAIR! -



The remote codes have all been changed to reflect current owners. If you currently own a gate remote and have not given us the code from your remote it will no longer work. Please stop by the office or security and give us the code (or email us your code)

so we can enter it in the system – otherwise if the security person is not manning the gate and you want to use you remote, it will not be in the system and you will be locked out.

It is also new sticker time for snowmobiles. All snowmobiles in TL need to be registered with the office or security. Only current owners are allowed to register and obtain stickers (this year they are Yellow in color). The cost of the sticker is \$10.00 per sled and must be placed on the sled on the left rear side of the tunnel. Guest stickers are Blue in color and cost \$10.00 for a 7 day pass. (They must also be placed on the left rear part of the tunnel on the sled). Yes – all rentals must have a sticker attached to the sled. Only current owners may obtain the guest passes as the owner of a TL lot is responsible for any damages caused by their guests. The lot owner must ask and be present when obtaining the guest pass. **STICKERS THAT ARE NOT ATTACHED TO THE SLED ARE NOT VALID! SLEDS THAT ARE NOT REGISTERED WILL NOT BE ALLOWED THROUGH THE MAIN GATE UNTIL THEY ARE REGISTERED BY A LOT OWNER.**

TL rules mandate that all children under the age of 16 must wear a helmet while riding “ANY” type of motorized recreational vehicle! (Yes; this also includes side-by-side recreational vehicles).

The roads become very slick this time of year and many times security will mandate that only four-wheeled vehicles or chained-up

are allowed on the steeper roads. Pulling a tandem axle trailer up Blue Spruce is not allowed any time the road has snow on it.

Parking is by permit in all parking lots. Generally the permit is good for three (3) days. Please place the permit that is obtained from security on the dash of your vehicle so security knows that it is currently permitted for that area or your vehicle may be towed.

Security monitors vehicles parked on any TL roads and if found will be towed at the owner's expense. There are no exceptions to the ‘no parking’ on any of the TL roads. Please remember that the speed limit is 25 mph when there is snow on the roads. (25 may be too fast on some roads)

The security shed is manned each day, including holidays. Sometimes there are questions as to why in the middle of the day there is no one at the gate to let you in. Security may have been called to an emergency or complaint on the mountain and had to leave the gate area for a short time or someone called in sick and we do not have enough personal to cover all the possibilities of absenteeism. We apologize in advance for any inconvenient this may cause you but we only have so many dollars to spend in this area. So, please keep your front gate remote with you!

The security cameras are up and running and we record 24/7. Don't get caught jumping the tire rippers or dumping trash that does not belong in the dumpsters. The eyes are out there!

It is always helpful if you let security know that you are expecting guests. That way they can let them pass, as we know you have ok'd their entrance. Remember – Security does not make the rules – they just try to get the property owners to abide by them.

Security has many challenges during the winter months – our goal is to have a safe winter. Play hard but always do it in a safe manner. Be courteous to your neighbors. Most of our complaints come because of visitors. If they are visiting you, remind them of the rules that make it a safer place for all of us and our kids and grandkids.



Timber Lakes Emergency Response Team

Helping make our mountain a safer place....

What Is A True Medical Emergency? When should you call 911?

If you are a witness to an accident or injury in Timber Lakes, you may be faced with the difficult decision - transport the individual(s) or call **911** and await the ambulance. Often the first thing someone thinks of when they have a severely ill family member or friend is to pile them into the car and head to the hospital. They put the pedal to the metal and rush in a state of stress and panic. Often they don't call 911, fearing that their situation does not warrant that emergency call or think they are saving time.

Why Shouldn't I Just Drive the Patient Myself?

Calling **911** immediately when you think someone is badly hurt, sick, or in danger, connects you with a whole emergency medical team who are specifically trained to handle these situations. Moving some patients could make their conditions worse. Driving someone to the hospital in an emergency could put you and the patient at greater risk and delay emergency care. The Timber Lakes First Response Team is made up of a group of trained volunteers located here on the mountain. We are dispatched, or notified, when **911** is called. Depending upon your location, and the distance from the on-call First Responder, help could arrive in less than five minutes.

What Situations Most Require Emergency Transportation Services?

Emergency transportation to the hospital may be critical in the following situations, so never hesitate to call **911**. Here are a few examples:

Signs of a heart attack/severe chest pain	head injuries	Broken bones protruding through the skin
Symptoms of a stroke	Choking or trouble breathing	Severe stomach pain
Uncontrolled or severe bleeding	Serious burns, especially to the face	Unresponsiveness or confusion

After you call 911- Know What to Do Until Help Arrives

You've called **911** and help is on the way. What do you do while you wait?

If the emergency operator gives you specific instructions, remember them and carry them out. Don't move someone who is injured unless he or she is in danger. Try to keep the person as warm and comfortable as possible.

Know What to Do for the Emergency Responders:

- Light your location with a porch light
- Send someone to the street to flag down the 1st Responders and the ambulance
- Clear a route to the patient; move cars, furniture, plants, etc.
- Close off pets from rescuers; put pets in another part of the house
- Gather or write down all the patient's history, medications and allergy information to give to first responders
- Note the time when the symptoms began or when injury occurred

Will the ambulance be able to find your lot or cabin?

On many of the calls we have responded to, the lot numbers are not easily visible or posted at the end of the driveway! **It is even more difficult in the dark or in deep snow.** Valuable time is lost looking for the victim. Also, many owners are part time or have friends and family who may not know the address or lot number. Please, put a sign with your lot number at the end of your driveway (above the snow line) and post your lot number on or near your phone(s). **We need your help to insure a fast response.**

Want to become a Volunteer?

Join the Timber Lakes 1st Response Team and become a volunteer. We will train you in CPR, AED and 1st Aid. No prior training is required. Call Barb at 785-8185 or email me at barbmeierhofer@yahoo.com for more information.

A GUIDE TO THE TRACKS OF OUR LOCAL WILDLIFE

PART ONE – DOMESTIC VS. WILD ANIMAL TRACKS

BY BONNY ARMSTRONG,
Lot # 925

One day last winter during my daily walk around the neighborhood, I noticed a fresh coyote trail leading up an unplowed driveway. Not wanting to trespass, I stood at the end of the driveway and proceeded to photograph and measure the closest tracks. I was suddenly startled by a gruff voice yelling, “What are you doing?” I looked up to see a gentleman with his head poking out from the front door of what I assumed to be a vacant cabin. “I’m just taking pictures of coyote tracks, sir,” I shouted back. “Those are dog tracks. My neighbor’s dog is always running around here.”

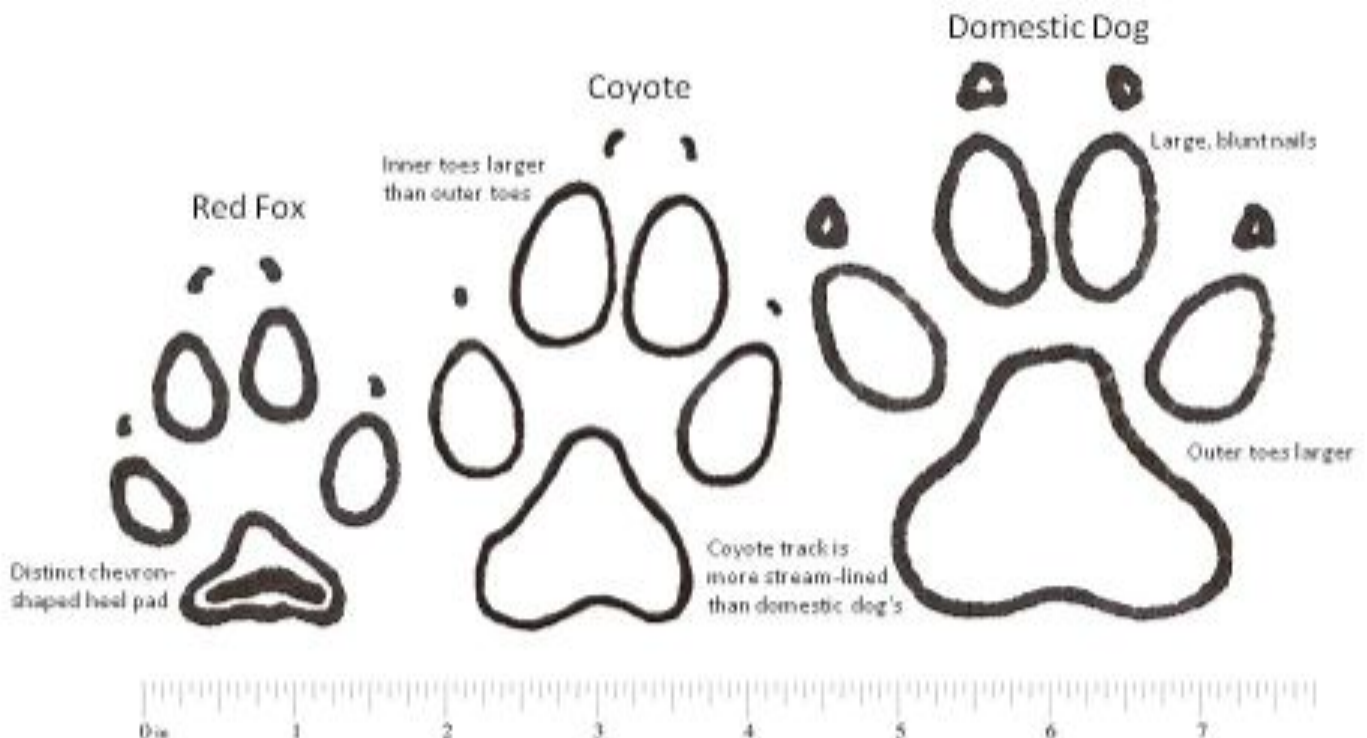
I looked back at the tracks. “No, I’m pretty sure these are coyote,” I replied. He withdrew his head and closed the door. A moment later, the door opened and the gentleman came striding down the driveway, pulling on a flannel jacket and wool hat. Uh oh, I thought. I’ve ticked this guy off and now he’s going to give me what for. He stopped at the end of the driveway and looked at the tracks at our feet. “Those look like

dog tracks,” he grumbled. “Well, yes they do,” I agreed, “but there are some subtle differences.” I then proceeded to make my case for the tracks belonging to a coyote.

On any given day, a walk around Timber Lakes will reveal lots of domestic dog tracks in sand, dirt, mud, or snow. But there are wild canines roaming about too, I know because I’ve seen both coyotes and red fox near my cabin. Domestic and wild felines such as bobcats and cougars are also present in our community. Learning to recognize the difference between domestic and wild animal tracks not only gives us a better understanding and appreciation of our local wildlife, it is just plain fun to do! The following is a brief introduction to the differences among domestic and wild animal tracks.

Canines, compared to their wild cousins, domestic dogs have tracks which are generally less streamlined, that is, a dog’s toes tend to

- Continued on next page -



Above: Comparison of red fox, coyote, and domestic dog tracks.

A GUIDE TO THE TRACKS OF OUR LOCAL WILDLIFE - CONTINUED

point in four directions while a coyote has a tighter track with the outside toes tucked in and slightly behind the middle toes. Dogs also have blunter nails compared to the sharp points of a coyote's. The size of domestic dog tracks can range from smaller than those of a fox to as large as a wolf depending on the breed. When a dog's track is comparable in size to that of a coyote's, the trail pattern will usually identify the maker.



ABOVE ON LEFT: Domestic dog, Photo By B. Armstrong
ABOVE ON RIGHT: Coyote, Photo By: P. Rezendes

A coyote leaves a set and determined trail, conserving energy as it patrols its territory in search of a meal. Dog trails are usually sloppy and wandering, as a domestic dog runs about investigating the scents of the wild. Even in deep snow, a coyote trail will appear almost dainty compared to a dog's. Canines, both wild and domestic, use a variety of gaits but coyotes will trot for miles without ever changing gait while domestic dogs change gait often.

A red fox track can look very much like a small dog's but with one exception. The pad of the red fox's front foot displays a prominent chevron, or boomerang-shaped ridge. This feature is unique to this species. Red fox also tend to have much more fur on the bottom of their feet than do

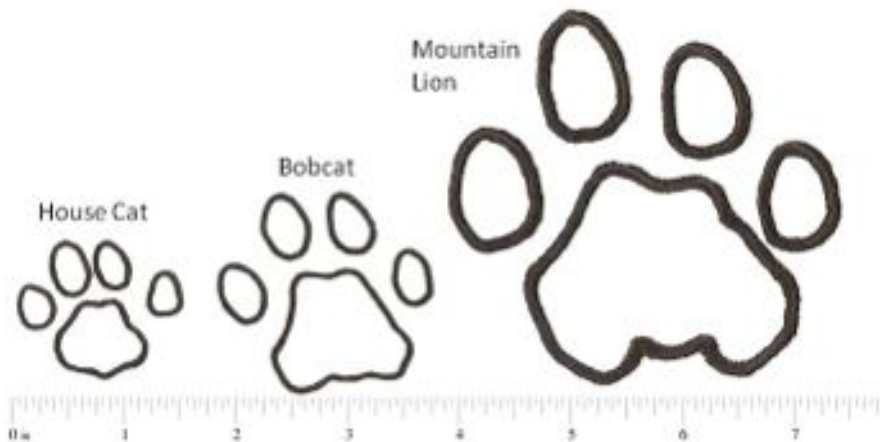
most canines and while this will often obscure details of the track, it can also be used as an identifying feature.

To conserve energy when the snow is deep, coyotes will utilize roads for long distances as they travel about. It is more common to see fox tracks crossing a road than traveling along it.

All feline tracks show similar characteristics: the foot pad is bi-lobed near the front and less

obviously tri-lobed in the rear, four toes are arranged asymmetrically on front and hind feet, and claw marks are not usually present. A feline's front foot is larger and has a rounder overall appearance compared to the hind foot. The most obvious difference among the three is size. A very large house cat may overlap a very small bobcat track in size, but this is unusual (and like domestic dogs, domestic cats tend to have a sloppier trail than wild cats). A mountain lion track is much larger than either a house cat or bobcat. When measuring tracks, keep in mind that tracks in snow or mud can melt out to twice their original size.

After my discourse on the differences between wild and domestic dog tracks, my new acquaintance removed his hat and ran his hand over his bald head. "Coyote, eh?" he said as a smile began to appear. "Well isn't that something." "Yes sir," I said. "It sure is."



Above: Relative size of 3 common felines' front right feet.

ARE YOU PREPARED?

CONGRATULATIONS...We made it through another fire season without incident! However, I have a few questions I would like you to answer:

1. DO YOU KNOW WHERE THE FIRE EXITS ARE?
2. HAVE YOU DISCUSSED WITH YOUR FAMILY WHAT THEY WOULD DO IF YOU WERE NOT THERE TO HELP THEM?
3. DO YOU HAVE AN EMERGENCY PLAN FOR GETTING YOUR PETS OUT? (Example: a carrier, food)
4. WOULD YOU REMEMBER TO BRING YOUR MEDICATIONS?
5. DO YOU HAVE EXTRA CASH TO SUSTAIN YOU?

I have been assessing our fire situation and I am concerned because since we switched from our reverse 911 with a private company to Wasatch County's reverse 911 we have no coverage or warning device for those of you have only cell phones and no land lines. A great number of our home owners fall in that category.

As you know, the county will be building a fire station here next spring. We are hoping it will have a fire siren on the property. We are also hoping to get a siren on the west side and another on top of the mountain. Until that time, I will be calling residents who have land-line phones and asking them to be vigilant in watching out for and warning their neighbors if an emergency arises. We are also setting up a phone tree and a Save-Your-Neighbor program.

I am purchasing some air horns and placing them throughout the development. If you should hear one of these, know there is an emergency, and that person is evacuating or has an emergency at their home. If any of you would like to have your own air horn in your car or in your home, the cost is \$12.00 and they can be purchased at a boat and marina store.

We also would like to ask you to leave your name at the front gate or at the L.D.S. church on 12th south and 6250 east (near the entrance to the girls' camp) if we are forced to evacuate. This will let us know that you and your family are safe.

Thank you, I hope we will never need to use this protection plan.

Carolyn Anderton, Lot # 831

"We just want to say Thank You to all those Security people who man the gate and respond to our concerns. It seems like they spend long hours protecting our properties. We are also grateful to the road crew for plowing so efficiently as the winter storms hit Timber Lakes. This is a wonderful environment in which to live and we love it." Reg & Arlene Anderson, Lot # 422



ARE YOU SIGNED UP TO RECEIVE IMPORTANT INFO ABOUT YOUR PROPERTY?

Are you subscribed to our Board Blog? Subscribers receive invaluable email notices each time a Board member posts something to the blog or there is an important announcement. Whether you are a lot-owner, visit your property on occasions or are a full-time resident, this is the easiest, quickest and least expensive way to keep up with what is happening in Timber Lakes and about issues that may affect your property. You can easily unsubscribe at any time. We do not provide your email address to anyone else or use it for any marketing purpose.

To subscribe to our blog, simply go to timberlakesutah.com and enter your email address. You will receive a confirming email, which you must respond to in order to complete the subscription.



Above: Timber Lakes trick-or-treaters this past Oct.

MORE IMPORTANT MESSAGES:

- Bonny Armstrong, Lot # 925, started a great group on Facebook called "Residents of Timber Lakes Estates." Check out some really good wildlife photo submissions.

- 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.



Above: Timber Lakes Book Club Christmas Party. Find info about the book club on Facebook.

ATTENTION SNOWMOBILE OWNERS!

Snowmobiles are required to have a current Timber Lakes sticker displayed on the machine. Please note the form on the next page. Stickers are valid for 12 months and may only be purchased by property owners in person at the guard house or through the mail. Owners who rent their own machines are required to affix the sticker to the rental unit. The \$10.00 snowmobile registration fee, payable in cash or by check, pays for the insurance Timber Lakes is required to have in order to cross the Heber Valley Camp property to enter the National Forest.

Timber Lakes Property Owners Rules for ATVs and Snowmobiles

1. Stay on Designated roads.
2. Do not trespass on personal property.
3. Do not damage the roads in any way (donuts, etc.)
4. Obey all speed limits (25 MPH on dirt roads and 35 MPH on paved roads) – all roads are 25 MPH 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 a warning (per lot); additional offences will be fines at \$100.00 each (per offence and per snowmobile/ATV).
8. Snowmobiles: When passing through the Heber Valley Camp property – all snowmobile guests must be accompanied by a current lot owner.
9. Snowmobiles: When passing through Heber Valley Camp property – keep within the set boundaries as marked by the white and red poles (all hill sides are off limits until you pass through gate and go over the stream into the National Forest.)
10. Snowmobiles are to be equipped with normal factory muffler systems – loud modified mufflers are not permitted within Timber Lakes and are cause for a fine.
11. Quiet hours are from 10:00 P.M. to 7:00 A.M.

Timber Lakes is surrounded by privately held property that is posted “No Trespassing.” Snowmobiles are not allowed on those private lands. There are no access routes to public lands across any of those properties, except to the Uinta National Forest through a section of the Heber Valley Camp’s property on a marked trail. IT IS IMPERATIVE THAT WE RESPECT THIS VALUABLE RELATIONSHIP WITH THE CAMP, AND STAY ON THE MARKED TRAIL. WE DO NOT WANT TO RISK HAVING THE OPPORTUNITY TO ENJOY THE NATIONAL FOREST IN OUR BACK YARDS REVOKED.

While recreational vehicles are allowed on some Timber Lakes roads, please be considerate of those who come to Timber Lakes to enjoy the peace and quiet and serenity of the mountains.

Recreational vehicles are not allowed on any private property within Timber Lakes. Do not allow your family members or guests to “blaze trails” across someone else’s property.

Sledding and tubing are not allowed on any plowed road in Timber Lakes. These activities are dangerous. Vehicles cannot always stop in time to avoid an accident. Drivers cannot always see if small children are sliding on the road. Blind corners caused by pushed up snow banks further endanger people playing on the road. Please keep your family safe and do not recreate on plowed roads.

If you see a snowmobile rider ignoring the rules please address the person and ask what lot they are associated with and if they need a copy of the communities’ rules. Or call security at the guard house (435) 785-8764 or e-mail Gary Hume at G.Hume@TimberLakesUtah.com. In order to log an official complaint, you will need to be able to give them identifying info: permit #, address where snowmobile is residing, etc.

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 TimberLakes 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.



For all your
Accounting, Financial, and Tax Preparation Needs

John Price CPA, MBA

(801) 499-9102

jacob2545@msn.com

32 years of extensive tax preparation experience,
for both individuals and businesses.
Current TLPOA accountant with competitive rates.



By Brian Griffin Photography

WANTING TO SELL YOUR TIMBERLAKES PROPERTY?
Or do you have friends or family who would like to invest?

Contact your RESIDENT Timberlakes Real Estate Expert for up-to-date market information. Christie Wilkes is a local Real Estate Broker with ABR accreditation who has successfully represented buyers and sellers of Northern Utah real estate since 2001.



CHRISTIE WILKES
Associate Broker, ABR, Realtor®
801.891.4938
Christie.Wilkes@SothebysRealty.com

MTNVALLEYREALSTATE.COM

Summit

Sotheby's
INTERNATIONAL REALTY



DSL

Are you getting
the most
out of your
Internet?

**1.5
Mbps**

**3
Mbps**

**5
Mbps**

**10
Mbps**



1-866-ALL-WEST
www.allwest.com

Certain speed restrictions may apply. Not available in all areas. Call for details.



FREEWAY PROPANE

**IF IT HAS TO DO WITH PROPANE,
FREEWAY PROPANE IS THE PLACE.**

24-hour emergency service available, serving all the Timberlakes area. Tank switch outs are fast, easy and painless. Give us a try — you won't be disappointed. **MENTION THIS AD AND YOUR TANK SET FEE OR SWITCH OUT FEE WILL BE WAIVED.**

**HOURS OF OPERATION:
MONDAY THROUGH FRIDAY 8:00 AM TO 5:00 PM
SATURDAY 9:00 AM TO NOON**

**WHEN YOU WORK WITH
FREEWAY PROPANE
YOU SIMPLY GET THE
BEST SERVICE AND THE
BEST PRICE AROUND.**

1240 S 2000 W • SPRINGVILLE, UT 84663

800.564.6250
www.freewaypropane.com



Watch over your cabin ANYTIME, ANYWHERE in REAL-TIME



Complete 4 camera
surveillance system
installed for only
\$799

Call 801-623-2247

- **View your cabin in real-time from your iPhone, smart phone or computer**
- **24/7 motion-detected video recording**
- **Over one month of video storage included**
- **Download, save and share recorded video**
- **Professional installation with full-system warranty**



SAVE UP TO \$1,000 ON YOUR NEXT TRANSACTION*

Timber Lakes Valued Client Program!

**Sally Roberts' Team Can Help
You Sell Your Timber Lakes Cabin!
Contact Us Today at (435) 655-5858!**

Ask For A Free Market Update • We Also Specialize in Foreclosures and Short Sales.



Sally
ROBERTS .COM
ASSOCIATE BROKER



CERTIFIED DISTRESSED PROPERTY EXPERT®



RE/MAX Mountain Properties, 136 Heber Ave. Suite 204, Park City, UT 84060
Direct (435) 655-5858 Toll-Free (800) 748-4629 O (435) 647-3629 Fax (888) 457-8060
Email: Sally@SallyRoberts.com • www.sallyroberts.com • www.sallycanhelp.com

*On transactions over \$350,000, save up to \$1,000 - On transactions under \$350,000, save up to \$500 • Offer expires March 31, 2011

DELGADO'S GYM - BC BOXING

(435)654-9224 / (435)671-0608

Our high-quality training classes teach discipline and improve your self-esteem.

Monday-Thursday 5:30pm or 7pm

Check us out today - 1st Class free

**Timber Lakes Specials: In-Cabin Massage - 60 Minute Swedish Massage for \$60
and Special Drop in Fee for Classes of \$5 per class - Call Today!**

Our Gym attracts different types of people:

- ▶ Those who want to enter into the world of Amateur or Pro Boxing
- ▶ Those who want a unique and challenging way to get into or stay in shape
- ▶ Teenagers dealing with the peer pressures of today
- ▶ Athletes involved in a number of sports ranging from football to tennis who need off season conditioning.

DELGADO'S GYM - BC BOXING

**435 W. Airport Rd. #B8 *Located in the back building Heber City, Utah 84032
E-mail: bcboxing@hotmail.com**

D. A . B

DON CHRISTIAN

435-731 -0966 / 435-785-8433

Excavating: Foundations, Driveway repair, Rock, Sand & Gravel Delivered, Tree Removal, *Fill dirt for sale.

Perk Tests, Septic Design and Septic Installations

Utilities: Water, Power & Propane Trenches.

WINTER SNOW PLOW SERVICES

I Look Forward to meeting you! Don



D.A.B



“All Season Repair”

Snowmobile, Boat, Watercraft & ATVs

DON'T LET YOUR FAMILY “MISS OUT” ON ALL THE FUN! BE SURE YOUR TOYS ALL RUN.

** * Best snowmobile repair and maintenance on the mountain.* **

AVOID the HASSLE and DELAYS of bringing your boat out of town.

Call today for repairs and general maintenance.

Donnie Christian 435-731-0902 / 435-785-8443

Don Christian 435-731-0966 / 435-785-8433

EXPECT MORE FROM YOUR PROPANE SUPPLIER!

7 REASONS Suburban Propane is the right choice for your fuel needs

CUSTOMER SATISFACTION

When we say "Our business is customer satisfaction," we mean it. We're focused on it. And we deliver it every day.

EXPERIENCE

Over 80 years of serving families and businesses in this community have taught us that there is only one way to deliver fuel: **your way**.

RELIABILITY

When we make a promise, we deliver. Our nationwide propane supply network ensures dependable fuel delivery all year long.

SAFETY

Our employees receive extensive safety training to help protect you and your family, plus provide a system safety check with each installation and service.

INTEGRITY

You can count on us to honor our commitments and take the utmost care with your energy equipment and property.

24/7 AVAILABILITY

Our team of After Hours Emergency Call Center Representatives is standing by to help you 24 hours a day, every day of the year.

VALUE

It all adds up to superior service, worry-free home comfort, and greater peace of mind.



Act Now!
Become a new customer
today and save.

Make the switch! NEW PROPANE CUSTOMERS RECEIVE:

NO CHARGE: Competition Tank Change Out

NO CHARGE: Initial Safety Check

NO CHARGE: First Year Tank Rent

NO CHARGE: 25 Gallons of Propane on Your First Delivery

Our Business is Customer Satisfaction

Suburban Propane®

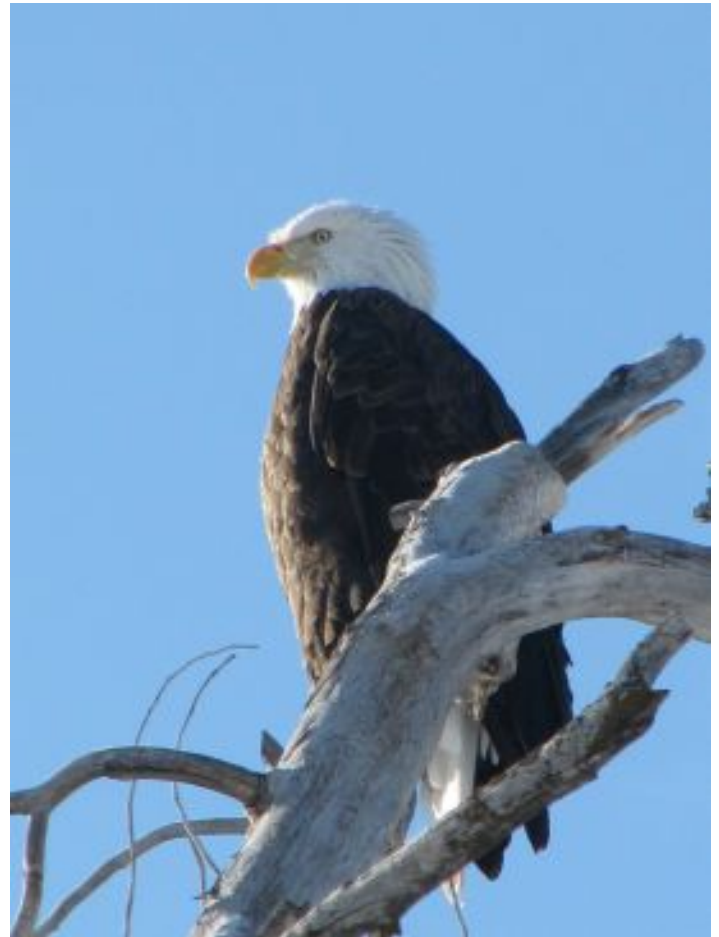
3245 W 2100 SOUTH • SALT LAKE CITY, UT

**Call Today! 801-972-6674
or 1-800-PROPANE
(776-7263)**



Offer expires 12/31/10 and is available to new automatic delivery customers only. Tank switch out special applies to standard installation of above ground tank 125 gallons or larger. Customer is responsible for removal of competitor's tank. Valid at participating locations only. Customers must sign a fuel service agreement that is subject to credit approval. Not to be combined with any other offer or discount. Additional restrictions may apply. Call store for details. 6700.01

ANOTHER IMPORTANT MESSAGE: 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. And when weather dictates, chains may be required. Also, during the snowy months TRAILERS ARE PROHIBITED on the elevated dirt roads. 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. If you see someone taking unnecessary risks please call security (435)785-8764 with the license tag number of their vehicle or trailer.



TIMBER LAKES POA

218 Timber Lakes Estates
Heber City, Utah 84032

TIMBER LAKES PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS - 2011

**Craig Allen, President,
Risk Management/Insurance Program**

H: (435) 671-5969

Email: timberlakespres@gmail.com

**Mike Durr, Vice President of
Administration, State Fire**

Liaison/Office

Cell: (435) 640-1416

Email: m.durr@TimberLakesUtah.com

**Shane Olson, Vice President of
Operations, Roads/Water Company**

Liaison

Cell: (801) 209-1604

Email: s.olson@TimberLakesUtah.com

Milt Taylor, Treasurer

H: (801) 652-4364

Email: mtatime@yahoo.com

John Blickenstaff, Secretary, Website

H: (435) 785-8508

Email: cash.man.TimberLakes@gmail.com

Gary Hume, Security/Gate

Cell: (801) 971-1868

Email: g.hume@TimberLakesUtah.com

**Andrew Berry, CC&R Compliance /
Newsletter**

H: (435) 785-8842 Cell: (801) 916-9717

Email: andapanda69@msn.com

**Rondo Fehlberg, Legal Issues/Annual
Meeting**

Cell: (801) 361-6392

Email: legalstuff99@TimberLakesUtah.com

**Ole Smith, Cabin Plan Approval/Heber
Valley Camp Liaison/Wasatch County**

Liaison/CC&R Compliance

H: (801) 944-0333 Cell: (801) 372-5002

Email: olesmith1@gmail.com

TIMBER LAKES EMPLOYEES

Office, Martha Lackman

Office Phone: (435) 785-8762

Fax: (435) 785-8763

Email: office@timberlakesutah.com

Accounting, John Price

Email: timberlakesutah@gmail.com

Mountain Road Manager, Mike Camper

Roads, Cameron Ford & Richard Welch

Security (435) 785-8764

- Belinda Smout
- Dustin Lackman
- Steve Gill
- Patrick Muny
- Joey Chavez