



Hidden Cove... a Park City hidden treasure!

Hidden Cove Owner's Association

PO Box 981854

Park City, UT 84098

Newsletter: Spring ~ Summer 2013

Dear HCOA member,

Spring has sprung! Or, so we thought. Snow is falling as we draft this newsletter, but oh well, that's what Park City Spring is all about. Following are some announcements along with some friendly reminders to keep our neighborhood looking spiffy.

- ❖ **New Website:** You may have noticed, we have a new look on our website! Please note that it is still under construction and so your continued patience is appreciated. You can find important announcements, news, board member contact information, your CC&Rs, By-laws and Building Regulations, noxious weed information and even pay your yearly assessment through the improved site! You can also email the HCOA Board when you click on the "contact us" link on the website. The Board will send out an email when the website design is considered complete and we welcome any suggestions and comments in the meantime.
- ❖ **Hidden Cove Spring Clean Up:** Now that the snow has gone and the greens are just beginning to take hold, our neighborhood streets and yards are revealing the need for some TLC!
 - The "official" date established for our annual neighborhood spring clean up is Saturday, May 18 "Rain or shine!" Dumpsters will be delivered May 17 and will stick around for approximately a week. Everyone is requested to carefully load their items in to the dumpsters to maximize space and minimize expense as the HCOA is charged by the amount of times the containers must be removed and emptied. Please do not load above the container sides and remember that disposal of hazardous waste items (paints, cleaners, fuels, batteries, tires, etc.) and large amounts of construction materials *are not allowed*.
 - Street and neighborhood trash and dog poop pickup is highly encouraged. We will have a contest with prizes awarded to the individual that has the most weight of trash collected. Please see the flier on the last page of this email for details.
 - Recycle Utah and Park City Sunrise Rotary Club are staging a FREE Household Hazardous Waste drop-off day for Summit County residents. The event will take place on Saturday, May 4th from 9am-1pm in the Canyons parking lot, off Highway 224 This is a great Summit County resident amenity and keeps hazardous materials out of the landfill and our water table.
 - Woody items such as tree limbs take up a great deal of space in the dumpsters. Please stack limbs, branches, and shrub materials at the roadside in front of your property and the HCOA Board will arrange for a wood chipper to make the rounds of the neighborhood in the weeks following our clean up efforts. The Park City Fire District has not yet set the dates for their chipping program but they have asked us to call in mid-May to schedule. In anticipation of the chipping program, please align the butt ends of these materials and stack them neatly along the road edge. The industrial chippers can typically handle just about any woody material up to about 6" in diameter but the material cannot be lumber, have metal spikes, nails, or fencing attached, or be heavily coated with dirt or mud.



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- ❖ **Building Projects:** Residents are encouraged to review the HCOA CC&R's & Building Regulations during the planning process for any outdoor project that may involve the erection of structures or modification to existing structures (painting, roofing, additions, decks, etc.). In most cases, notification to the Board of Trustees is simply a courtesy that should be extended so that the Board is informed and can then act on your behalf to avoid unforeseen conflict. In other cases, the judgment and approval of the Board of Trustees (as defined by the CC&R's & Building Regulations) and Summit County Building Permits may actually be required before projects may commence. Please review Section I, 1.01 in the HCOA Building Regulations for additional information. The "contact us" link on the new website is great place to start where you can describe your project to the HCOA board.
- ❖ **Recreational Vehicles:** Just a reminder that boats, trailers, campers, motor homes, etc. should be parked within your lot and not on the neighborhood streets or roadside. These items can impede the traffic flow and safety of the other residents and guests of the neighborhood and can detract from the beauty of our natural environment. Please review Section VI, 6.02 in the HCOA Building Regulations for additional information.
- ❖ **Maintenance of Buildings & Landscaping:** Please be considerate of your neighbors. Take a critical look at your own property. If you have materials that could be considered an eyesore, please do your very best to minimize their impact upon our neighborhood and move them to a place on your lot that is not visible from the street or your neighbors' properties. Please review Section VI, 6.19 in the HCOA Building Regulations for additional information.
- ❖ **Businesses:** Section V of the CC&R's prohibits the use of the Subdivision for commercial purposes. Please keep in mind that this includes short term rental activities.
- ❖ **Noxious Weeds:** Mr. Webster defines noxious as *"harmful or injurious to health or physical well-being"*. With respect to weeds, this means invasive, non-native species that invade and upset the balance of the native environment.
 - Many examples of local noxious weeds can be found in the flyer on our website specifically addressing these weeds. With a little education between neighbors, we can wage a successful war against these plant species and help to maintain the native environment! It takes everyone to be aware of them and help to remove them. For example, the noxious Houndstooth (those pesky burrs that entangle in your dog's coat and cling to your socks) can be eliminated by easily breaking off their flower blooms to prevent them from maturing into the burr (seed). No poisons required.
 - There are many ways to eliminate noxious weeds. We caution against the use of high-strength herbicides that can further damage the environment as they make their way into the ground water. The internet and our local nurseries are a great source for information about products that are more environmentally sensitive yet effective. Don't necessarily believe in the "safety" of such products as Roundup. Indiscriminate or inappropriate use of these products can have long lasting affects on the world that we are leaving for our children and future generations.



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- ❖ **Holiday Fireworks:** The quick departure of our snowpack may mean an early burst of vegetation that, by the time July rolls around, will be dry and easy tinder for fire. Please carefully consider the need for fireworks to enjoy the July holidays and watch for and respect any bans that may be in place at that time. The Park City Fire Department and the State of Utah sets restrictions to the type of fireworks allowed and both date and time restrictions limiting their use. Please respect your neighbor's choice to live in Hidden Cove for the peace and serenity that it offers. Many neighborhood dogs are stressed by fireworks and we encourage everyone to enjoy the holiday fireworks at the many municipal displays throughout the area rather than bringing them into the neighborhood.

- ❖ **Summer Street Party:** The Board of Trustees would like to determine member interest in having a summer party this year. It has been in late August in previous years. Please provide us your feedback at this URL <https://www.surveymonkey.com/s/HCOA>.

Once we obtain sufficient feedback in favor of holding the party, we will solicit volunteers to serve on an organizing committee. In the past, our summer parties have been a great way to meet and socialize with your Hidden Cove neighbors!

Have a great and safe summer!

Gary Mayo, President
Alison Pelletier, Vice President
Lyn McCarter, Treasurer
Bill Mullen, Secretary

Jimmy Lawrence, Member-at-large
Karen Butler, Member-at-large
Joan Gorham, Member-at-large

For contact information and access to additional information please visit the HCOA website at www.hiddencovepc.com or email us at hiddencovepc@gmail.com

Prizes!! Contest Prizes!!

Notice all the micro-trash & dog doo along the road?

On the trails?

Help clean up the 'hood whether you have a dog or not.

Collect the "doo" & bits of trash you see along the road and trails, and bring it to the Butler's house (8959 North Cove Dr) for the weigh-in at 6PM on May 18th!

Start collecting!!

Prizes for the top collectors.

Teams welcome!!

Dogs welcome!!