

Meadow View Heights Owners Association

Happy Holidays!

www.meadowviewheights.com

Semi-Annual Update on Road Maintenance

During the 2023 Board meeting in June, the members expressed the subject most concerning was the continued improvement of the roads within the association. The county has picked up the dust abatement which you most certainly have seen on your 2023 tax bill from Kane County as a special improvement district fee. To get the most out of the county efforts, it's imperative that we keep our roads in the best condition possible for their application of dust abatement. Since the June meeting we have worked with the county to apply road base to the most needed areas.

- In speaking with the road officials from Kane County, it was determined that we needed to provide road base dirt for the county to spread on various sections of roads within the association. We have spent \$38,207.80 on road base for the following roads.
 - Meadow Ranch from Appaloosa to Buckskin
 - Buckskin from Meadow Ranch to Forest
 - Forest from Buckskin to Porcupine
 - Whispering Pines from Porcupine to Rim
 - Rim from Whispering Pines approximately 2000'

Dues to be billed in January 2024

Association dues are scheduled to be billed in January. Please keep an eye out for your notice!

Safe Winter Driving Tips

Driving on winter roads requires extra caution. Here are some tips:

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Upcoming Events 2024

Board Meeting TBD for a Saturday in June 2024

Board of Trustees:

Scott Helve, President
Curtis Cram, Vice President
Wendy Cherry, Secretary
Sheryll Hirschi, Treasurer
Liz Ence, Member
Shauna Mack, Member
Alicia Chichetti, Member

HOA Manager:

ERA Brokers Consolidated

Shaylee Baker

Association Manager

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1. **Tire Maintenance:** Ensure your tires have good tread and are properly inflated. Consider using snow tires or chains if necessary.
2. **Slow Down:** Reduce your speed and increase following distance. Roads may be icy or slippery.
3. **Brake Gently:** Apply brakes gently to avoid skidding. If your vehicle has antilock brakes, maintain steady pressure.
4. **Clear Snow and Ice:** Clear snow and ice from windows, mirrors, and lights before driving.
5. **Emergency Kit:** Keep an emergency kit in your vehicle, including blankets, snacks, a flashlight, and jumper cables.

Remember, safety comes first! Enjoy the winter wonderland of Duck Creek Village while staying warm and prepared. 🏠 ❄️

Short-Term Rental Information

Hosting in our community during winter months can be challenging for full time residents as well as cabin owners. With all the new cabin owners navigating the roads for the first time this winter, as well as nightly rental guests, it is imperative that winter guests are vetted appropriately. If you are a host, do not hesitate to cancel a guest in the event they cannot arrive with the appropriate provisions to get their vehicle safely to the cabin. If you share your property as a short-term rental, please be vigilant as a host during the winter months. It is **YOUR** responsibility to guests and neighbors to prepare your guests properly. This is important so that everyone's experience on the mountain is favorable. Most guests do not understand the nuances of the mountain and how dangerous it can be in winter if not properly prepared. It can be a dangerous situation and therefore requires planning and communication that begins with the host.

If you are actively home sharing from November thru March or whenever Snow/Mud is present, you should be **REQUIRING** that your guests have a **4WD**. Please understand that this is 8500 feet elevation and weather can change instantly. Guests must be properly prepared to get on and off the mountain safely. Mountain roads are curvy and steep and can present problems even if well-equipped and plowed. Additionally, please remind guest that there is **NO PARKING ON MAIN SUBDIVISION ROADS**. This means that you should have proper snow removal in your driveway if you are taking winter bookings for property parking spaces.

Shauna Mack has been hosting for many years up here and has compiled verbiage that goes out to winter guests. Creating guest expectations appropriately to provide a pleasant experience for them as well as your neighbors should be your number one priority. If you would like her to share verbiage for your listings, and tips and tricks for communicating and dealing with winter bookings please email her at livinginduck@gmail.com

Kane County has begun and will continue to conduct investigations of properties illegally conducting business as a vacation rental. Illegally operating a vacation rental is a Class C misdemeanor and may result in fines up to \$200 per day and under Utah State Law is punishable by up to 90 days in jail. If you suspect any property operating illegally as a vacation rental, please contact Kane County to report at (435) 644-4906. Thank you for the efforts and care you take to making Meadow View Heights a beautiful place to live. We hope you have a wonderful holiday season! We look forward to seeing you at the board meeting in June 2024.