



# Fall Newsletter December 2025

TO KEEP UP TO DATE WITH PINE MOUNTAINS INFORMATION PLEASE VISIT OUR WEBSITE AT

[WWW.PINEMOUNTAINS.COM](http://WWW.PINEMOUNTAINS.COM)

## HOT TOPICS

### Gates Closing

Gates will be closing for our winter season 6:00 pm on December 1. Please have all vehicles in parking lots prior to gate closure to ensure you do not get locked in. As always, early closure is possible due to freezing conditions or too much snow accumulation that makes driving unsafe. If this happens we will post notice on our website at [www.pinemountains.com](http://www.pinemountains.com)

### Electric Hookup Rentals

There is a limited number of reserved parking spaces in the west and east parking lots that have electrical outlets available for rent for vehicles equipped with functioning engine block heaters. The hookups are rented each season on a first-come, first-serve basis. If you are interested in renting a space or have questions, please contact Kaylene Zimmer at 307-752-4825, [kaylene.zimmer@gmail.com](mailto:kaylene.zimmer@gmail.com).

### Reminders of the West Burn Pile Trailer Parking Plan

All trailers must have lot numbers visible. All long-term trailers must have a 2025-2026 Pine Mountains Sticker visible. The annual stickers cannot be transferred from trailer to trailer. Long term trailers should be lined up with the signs for "long term trailer parking." Temporary trailers (less than 14 consecutive nights), should be lined up with the signs for "temporary trailer parking." Trailers should not be parked too close to the burn pile, which is burned early November. When parking trailers in line, make sure you are not too close to the next trailer, or blocking any of their access doors.

To purchase a 2025-2026 Pine Mountains Trailer sticker, contact Kaylene Zimmer: 307-752-4825

### Long Term Parking Locations

Long Term Vehicle Parking should be along the canal fence in the East Lot and along the cow pasture fence in the West Burn Pile Lot. Long Term UTVs should be on the outer edge of the paved lot on the West side and the outer edge of the East Lot. The center of the paved lot on the West side and the center of the East lot is for daily/ weekend vehicles, not for long term parking of UTV's or vehicles. (Snow removal is difficult when vehicles/UTV's are left in the center of these lots long term). In order to better accommodate long term parking needs, we have designated areas for long term trailer parking and long term vehicle parking, that are shown below. Signs have been posted for these parking areas. We hope this will help with plowing needs.



### Annual Meeting of Shareholders

Thank you to all the Shareholders who attended our annual meeting Friday, September 20 and to all the Shareholders who voted. The annual assessment will remain \$350 per lot and \$500 per cabin.

The following Shareholders were elected to serve on the Board of Trustees:

Brad Peacock  
Merrill Ross  
Kaylene Zimmer  
Josh Pederson

### Change of Address

Any property owner that has a change of address, phone number or email should notify Merrill Ross at 801-580-4724 so that your records can be brought up-to-date and you will be on the list to receive information that is sent to the members.

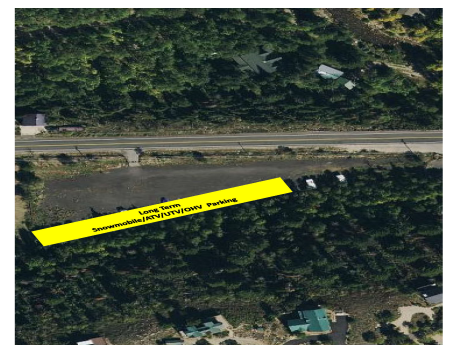
### Snowcat Grooming

Road grooming will occur one/two times per week during the night once the road snow base reaches a depth of 18" or greater. This reduces the risk of damaging the snowcat and the asphalt. Because the snowcat has a free floating tiller, the grooming will not knock down all the winter washboard. Please do not travel faster than is reasonably safe for road conditions, regardless of the posted speed limit.

West Gate Winter Parking



East Gate Winter Parking



## Fires

### No Open Fires

Open fires of any kind, including fireworks, are not allowed in Pine Mountains. Please reinforce this with your family and guests.

### What you Should Know about Chimney Fires

There are over 25,000 chimney fires per year in the US that leads to millions of dollars in property damage. Your chimney—and the flue that lines it—adds architectural interest to your home, but its' real function is to carry dangerous flue gases from your fireplace, wood stove or furnace safely out of your home. As you relax in front of your fireplace or bask in the warmth of your wood stove, the last thing you are likely to be thinking about is the condition of your chimney. However, if you don't give some thought to it before you light those winter fires, your enjoyment may be very short-lived.



### Signs That You've had a Chimney Fire

Since a chimney, damaged by a chimney fire, can endanger a home and its' occupants and a chimney fire can occur without anyone being aware of them it's important to have your chimney regularly inspected by a CSIA Certified Chimney Sweep. Here are the signs that a professional chimney sweep looks for: "Puffy" or "honey combed" creosote. Warped metal of the damper, metal smoke chamber connector pipe or factory-built metal chimney. Cracked or collapsed flue tiles, or tiles with large chunks missing. Discolored and/or distorted rain cap. Heat-damaged TV antenna attached to the chimney. Creosote flakes and pieces found on the roof or ground Roofing material damaged from hot creosote. Cracks in exterior masonry. Evidence of smoke escaping through mortar joints of masonry or tile liners



Creosote Buildup

### 6 Ways to Prevent a Chimney Fire

1. Minimize creosote build-up
2. Schedule an annual chimney inspection
3. Clean your chimney when your walls have 1/8 of build-up
4. Install a chimney cap
5. Use safe fire starters
6. Employ clean burning techniques

The Main culprit of chimney fires is creosote. This highly flammable, dark brown substance coats chimney walls when by-products of a fire (smoke, vapor, and unburned wood) condense as they move from the hot fireplace or wood stove into the cooler chimney. If the temperature in the chimney flue is high enough, and the creosote build-up thick enough, creosote can catch fire—and that fire can spread and move up the flue.

## Dogs



### Dogs Leash Requirements

As a reminder, all dogs are always to be on a hand-held or electronic leash when walking in our community.



### Dogs

We understand that everyone wants to enjoy their cabin experience, including those who bring their dogs with them. However, there has been a growing problem in our Association with dogs barking, running loose, and not being on a leash.

We have adopted the [Summit County Animal Control Ordinances & Laws](#). If you have a problem or concern, we ask you to contact the Summit County Animal Control at 435-615-3985.



# Water

## Water System

Pine Mountain Mutual Water Company is a State certified private water company that provides full-service hookups and water. We have two wells and a spring that provides water to storage tanks near the top of the subdivision. One storage tanks hold 450,000 gallons. The second storage tank at the top of the subdivision holds 45,000 gallons and receives its water from tank one via transfer pumps. The tanks operate on a gravity flow system. Our water quality has been tested for more than 40 years and we exceed State requirements.

## Water leaks

Water leaks may exist underground. Please help us identify any problems by inspecting all of your water services. If you hear, see or detect anything suspicious, please contact a Board Member. It is important that owners and guests know where the shut-off valves are located for their applicable water service in case of an emergency.

## Yard Hydrants

Yard Hydrants are required by state law to have a proper working backflow prevention device to prevent contamination of our water supply and system. Please notify a Board Member if you do not have a yard hydrant hose bib vacuum breaker on all your hydrants or if it is not working properly.

## Water Damage

If you rely on electrical power to keep the inside temperature of your cabin above freezing and do not winterize your home, be careful. The electrical power in our canyon is not always reliable and goes off many times during the winter. If the temperature is low and power goes off, you could be courting disaster. It would be better if you use the winterizing procedures mentioned below and not rely on propane or electrical heat. If you intend to heat your home with propane, you will need plenty of fuel to maintain a steady temperature between 40°F and 50°F all winter. Remember, if you run out of fuel, you cannot fill your propane tank until the snow gates open in the Springtime.

## Winterizing Your Cabins

Now is the time to protect your cabins against Old Man Winter and prevent major water damage due to broken water pipes; Turn off your water supply at the stop and waste valve near your yard hydrant. The valve near the street is the Water Company's responsibility.

Disconnect hoses from your yard hydrant. Store hoses nearby in case of an emergency. Open all your faucet fixtures slightly to prevent a vacuum from forming when you drain your plumbing.

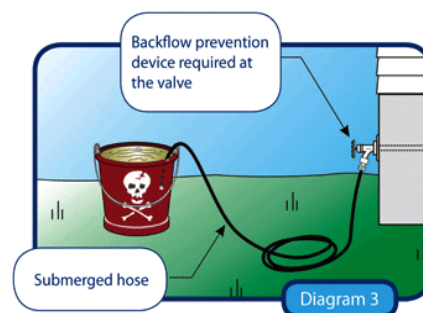
Flush all your toilets to empty the tank bowls. Open the drain valve located at the point where the water enters your cabin to remove all of the remaining water in your system. Add one to two cups of RV antifreeze (purchased at either a RV or auto part store) in all the gooseneck fixtures, i.e., sink, shower, tubs, toilet bowls, behind the toilet and any other sewer input fixtures. (Use RV antifreeze only since this doesn't kill the micro bacteria in your septic system.)

Develop a winterizing procedure for your cabin identifying the locations of all the valves and drains.

## Septic System

To protect our drinking water and prolong the useful lives of our Septic Systems, the following precautions are recommended.

1. Limit the amount of water used. The less water put down the drain, the less water that will saturate the drain fields causing them to fail and overflow.
2. Do not put food wastes down the drain (includes the garbage disposal) This greatly increases sludge in septic systems.
3. Have your tank cleaned every 3 years for permanent residents and no longer than every 20 years depending on cabin use for part-timers.
4. Never flush solids such as disposable diapers, wet wipes, female hygiene products, etc. down the toilet. They will not dissolve in the tank.
5. Do not put harsh chemicals like drain cleaners, solvents, pesticides, poisons, weed killers, etc. down your drains. They disrupt the biological process and greatly decrease the treatment of waste in your system. If you must use anti-freeze in your drains during the freezing months use R.V. type anti-freeze which unlike the standard ethylene based anti-freeze is non-toxic.



## Contamination Your Water Supply

Backflow prevention assemblies provide protection against contamination or pollution of public drinking water systems. Backflow is the reverse flow of contaminated water or other substances from a user's water system back into the public drinking water system.

Backflow can occur if your plumbing system is physically connected ( a cross connection) to any source of contamination or pollution.

Examples include landscape watering systems, hose attachments to utility sinks and garden hoses. The hose bib vacuum breaker that is attached to your yard hydrant is one way to prevent contamination to the water system.

Any other sources or taps that connect ultimately to the system should also have devices on them to prevent backflow. Most modern taps have this built in. Please check and make sure you are in compliance. Notify a Board member if you need a hose bib vacuum breaker for your yard hydrant.

## Conserve Water

The residents of Pine Mountains must conserve water to protect our mountain and our neighborhood. Please continue to help and do your part.

## Drinking Water

For those rare occasions when water is not available at your cabin due to a water system emergency or repair, you should have several gallons of water stored in your cabin in appropriate containers. (commercially bottled or storage barrels).

# FABULOUS REMINDERS



## ASSESSMENT PAYMENT PROCEDURE

Each year, as we bill the annual assessment, we have many property owners who pay their assessment with a company check. The Pine Mountain's Treasurer is requesting that if you fall into this group that when you send in your payment you enclose a copy of your invoice or lot number to help us in tracking down the correct property owner's account. This also applies to those that use bill "Paying Services." Each year we spend a number of extra hours trying to figure out where the funds should be applied. Please follow this request to make sure your payment is applied correctly. Thanks to all of you that already do send their payment back with a copy of the invoice. This really is a big help to us.

## Speeding

The posted speed limits in Pine Mountains is 15 MPH on all roads. If you are issued a warning or ticket to slow down, please be considerate knowing your safety, along with everyone else is our #1 priority.

## Dates To Remember

**May 15**, first day that vehicles over 1-ton may access Pine Mountains roads.

**May 15**, is the first day RV and such units can park in the East lot for the summer months.

**Nov 1** RV and such units need to be removed from East parking lot.

**June 15**. Time to start the renewal process for Trailer Parking on the West side. Trailer parking is from July 1 to June 30 of each year.

**Work Party Day**. Always the Saturday after Father's Day.

**Oct 1**, annual assessment's go out.

**Nov 1**, vehicles over 1-ton restrictions in effect. Please plan ahead and fill your propane tanks before this date.

**Dec 1**, snow gate close for the season 6:00pm ever year.

## Roads

Pine Mountains is a limited access community during the winter months, it is up to the homeowners to provide their own transportation from the winter parking lots to their property. It is highly recommend using snowmobiles or ATV's with tracks to avoid getting stuck.

## No Parking On Roads

Due to the narrow width of our roads, parking along the side of our roadways during the summer or winter months is not permitted. Please ensure family members, guests and contractors park only within the owner's property or in designated parking areas.

## Trash / Debris

Garbage is a common sight. As folks walk or ride throughout Pine Mountains please carry a plastic bag and pick up any litter you come across. This will help keep our area one of the most pristine in the canyon.

## SNOWMOBILE ACCESS:

Please note that Pine Mountains' Rule and Regulations No. 3 does not allow Trespassing on Private Property and requires that all snowmobiles and ATV can only be used on designated roads. The OHV policy also states that snowmobiles and ATV are allowed in the field between Targhee Drive and the Brooklawn Subdivision during the winter months. We also need to point out that neighboring developments around Pine Mountains do not allow trespassing on private property. Accordingly, the Pine Mountains Board recommends that anyone who wants to snowmobile on public lands in nearby Wasatch-Cache National Forest must trailer to an appropriate trail head in order to gain legitimate access. Please don't cut or breach any boundary fences in an attempt to reach public land.

## Physical Address

Pine Mountains Board recommends all cabin owners place easily seen physical address from Summit County and lot numbers on their cabins or near the start of their driveways for quick identification in case of emergencies – fire, medical, sheriff or water problems so you can be located quickly

## Lost & Found Items

If you have lost an item please email the Board at [utahpinemountains@gmail.com](mailto:utahpinemountains@gmail.com) with a description of the item, approximate date and time. If you locate any lost item(s) please make arrangements to drop off to a Board Member so it can be returned.

## Pickleball/Basketball Courts

The courts are completed and now open. Enjoy this new addition to our community and help us keep them in new/great condition by following these guidelines:  
No donuts in the gravel parking lots.  
No climbing on the new fences, on the new pickleball nets, or the basketball backboard.  
No chalk artwork on the new acrylic surface!  
No snow shoveling of the courts. (Shovels will scratch and damage the surface)  
Please wipe your feet so we can keep it clear of debris.  
When the snow starts accumulating on the courts, we will be closing and locking the courts, to help preserve the surface and nets.



# ATV's

## Safety & ATV Privileges

The use of ATV's, motorcycles, and etc, by our members and their guests during the year is a fun way to recreate. However, there are blind curves, speed limits, rules of operation, and safe practices that need to be observed. In September 2004, the Board adopted the State of Utah Regulations that requires all persons operating an OHV in Pine Mountains to have a valid driver license or a Utah State Approved OHV Education Certificate. This OHV youth education courses are available as an online course by visiting [www.offroad-ed.com/utah](http://www.offroad-ed.com/utah). Cost for the course is around \$30 and covers ATV's, off-highway motorcycles (OHMs) and side-by-side UTV's. Upon successful completion of the course, a student can print a temporary certificate valid for 60 days and later receive a permanent certificate by mail.



## Utah Law

Requires youth eight to 16 to complete the Utah State Parks Know Before You Go OHV Education Course before operating a machine on public lands, roads or trails. Let us all have a fun and safe time at Pine Mountains.

Remember that all OHV's operated within Pine Mountains must have lot identification numbers. OHV decals/tags and gate keys are available at the following places (as well as all Board Members).

Merrill Ross  
435-783-7561  
Brad Peacock  
435-640-7444  
Bob Hart  
435-783-7524

Lot 795

Lot 60

Lot 414



East Storage Area  
801-942-1491 or 435-783-7062  
Rob Pinkerton

## Parking / Storage Lots

Please remember the storage shed parking lots at both the East and West areas of Pine Mountains are privately owned. Any questions regarding these areas should be referred to the owners. These gates that border Pine Mountains must always be closed and locked.

West Storage Area  
801-910-7449 Tyler Healey



## Pine Mountains Board Members

Brad Peacock, President  
60 Ashley Drive, P.O. Box 493, Oakley, Utah 84055

435-640-7444  
bradannap@gmail.com

Bob Hart, Vice President  
4708 Westpoint Drive, West Valley City, Utah 84120

801-969-6709  
maybob38@gmail.com

Merrill Ross, Treasurer  
9197 Trimble Creek Drive, West Jordan, Utah 84088

801-580-4724  
merrillr9197@gmail.com

Darin Ross, Secretary  
2853 N. SR 32, Kamas, Utah 84036

801-598-3757  
darin.ross77@gmail.com

Chris Memmott  
56 East Center Street Nephi, Utah 84648

435-580-9050  
chrismemmott43@gmail.com

Kaylene Zimmer  
636 Conifer Drive, P.O. Box 273, Oakley, UT 84055

307-752-4825  
kaylene.zimmer@gmail.com

Josh Pederson  
310 Ashley Drive, P.O. Box 415 Oakley, Utah 84055

435-631-0537  
pederpad@gmail.com

### Board of Directors Election Submission Policy

All applications for a position on the Board of Directors, including a candidate bio, must be submitted no later than 45 days prior to the Annual Meeting.

Any application received after this deadline will not be considered for the upcoming election cycle. The Board Secretary will be responsible for ensuring this policy is communicated clearly in all election announcements.

#### 4. Rationale

Timely submissions are essential for providing members with the information they need to make an informed vote. This policy ensures adequate time for the Board to collect necessary materials, and include all applicant information in the Annual Report, which is distributed to all members 30 days before the meeting.

This policy will reinforce our commitment to a transparent and well-organized election process that honors our members and candidates alike.

Anyone interested in becoming a candidate for a Board position will need to contact, election committee chair Dave Jones at 801-201-8212 or davidcjoneshome@gmail.com. The elections are held at the Annual Meeting scheduled for late September 2026.

## SUMMIT COUNTY INFORMATION AND EMERGENCY PHONE NUMBERS

### Emergency Numbers:

Medical/Fire/Ambulance/Life or Death Situations	911
Sheriff's Office (Summit County)	1-435-336-3500
Poison Control	1-800-222-1222
Animal Control (Summit County)	1-435-615-3985

### Public Utilities:

All West Communications	1-435-783-4361
Animal Control Shelter	1-435-615-3985
Blue Stake (call before you dig)	1-800-662-4111
Division of Wildlife Resources	1-435-615-3500
Alive or Dead Wildlife	1-801-476-2740
Quest Communications	1-800-573-1311
Statewide Road Conditions	1-800-492-2400
Summit County Public Works	1-435-615-3124
Rocky Mountain (Outages and Emergencies)	1-877-548-3768

### Health Department:

Coalville, Utah	1-435-336-3222
Kamas, Utah	1-435-783-4351ext. 3071
Park City, Utah	1-435-615-3810

Summit County has developed an excellent family emergency preparedness guide. The guide is available at [www.co.summit.ut.us](http://www.co.summit.ut.us).