



Spring Newsletter May 2026

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

WWW.PINEMOUNTAINS.COM

HOT TOPICS

Physical Address

Summit County has been changing to physical addresses in the Canyon over the last several years. Please Contact Jeff Ward at Summit County GIS Dept. 1-435-336-3145 for your new County address. When you get a new Summit County Address, please forward it to Merrill so he can add it to Pine Mountains records. Each property owner will need to list the physical address, as well as, lot number near driveway. This will help to quickly locate your property in case of emergencies, such as fire, medical, sheriff, and water problems.

Rules & Regulations

Pine Mountains has updated our rules and regulations including an increase in fines for rule violations. Please visit our website for an updated version. www.pinemountains.com

Annual Work Party

The annual work party will be Saturday, June 27, 2026. Participants 16 and older will need to check in and check out to receive their work credit. Anyone 15 or younger can participate but no work credit will be given. Check-in will begin at 8 am at the Pine Mountains shop.

Annual Work Party Requirements

Pickup trucks or UTV's Minimum trailer size is to be 6 feet long. No 4-wheelers.

SPEEDING

The speed limit is 15 mph. Please obey; speeding is one of our main complaints.

Rental / Leases

Reminder to members that rentals/ Leases are not allowed in Pine Mountains. This includes Vrbo & Airbnb. Please see our rules & regulations.

West Burn Pile Trailer Parking Policy and Annual Fee:

July 1, 2026 – Annual Parking Stickers are available.

Enclosed Double Axle Trailer - \$500 each

Enclosed Single Axle Trailer - \$400 each

Non-Enclosed Flat Bed/Utility - \$400 each

If by August 1st a new 2026/2027 decal is not affixed to the trailer, it may be immobilized.

Trailer Parking Plan:

- All trailers must have lot numbers visible.
- All long-term trailers must have a 2026/2027 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 November 1st.
- 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 2026/2027 Pine Mountains Trailer sticker contact Kaylene Zimmer: 307-752-4825

Snowmobiles, ATV's and Trailers

All snowmobiles, ATV's, and UTV's that are parked around the West and East parking lots as well as near the barn must be moved by May 31st, 2026.

New Construction and Remodeling Approval Requirements

No homeowner or property owner shall commence any new construction, remodeling, addition, alteration, or other structural improvement upon any property within the Pine Mountains Association without first obtaining written approval from the Pine Mountains Building Committee.

Applications for proposed construction or remodeling projects may be obtained by submitting a request to utahpinemountains@gmail.com. Complete plans, specifications, drawings, and any other materials reasonably requested by the Pine Mountains Building Committee must be submitted for review and consideration. Approval must be granted in writing prior to the commencement of any work.

Failure to obtain written approval before beginning construction or remodeling activities may constitute a violation of Association requirements and may be subject to any applicable enforcement measures authorized by the Association governing documents.

Fire

Dealing with Fires

Fire prevention should be a way of life for every Pine Mountains property owner. However, when fires do start, it is important to know how to react quickly and effectively. As a refresher, our red fire equipment sheds are located at the West Entrance near the entrance to the storage sheds area. East Entrance on the West side of the old garage. The Transfer Pump Station is located near the lower water tanks. All can be accessed with your gate key. The Fire Engine is located in Bay #1 at the northwest corner of the equipment storage building.

Burn Pile Procedures

The Pine Mountains Burn Pile is for the benefit of the Pine Mountains Community only. The following guide lines apply to anyone dropping off material at the Burn Pile Site. It is strictly restricted to natural vegetation and natural unprocessed, untreated wood. That means we cannot accept any lumber or scrap building material that has been painted, stained, or material that has nails / staples like lattice. Material that is dropped off, such as trees must be cut to a length, not to exceed six (6) feet. We cannot accept any stumps, as it is impossible to get all of the dirt removed from them so they will burn.

If we do not follow this simple rule, we stand the chance of losing this burn pile privilege. In an effort to provide Defensible Space around our cabins and homes and living in the Wild Land Interface, having our own Burn Pile close is a great advantage to all of us. Please help our community stay "Fire Wise" by protecting this privilege and reporting to a Board Member if any one is abusing it. If you have any questions on what is acceptable material, please contact a Board Member

Fire Truck / Equipment Training

We will be conducting training for the fire equipment; during the months of June and July for anyone interested. These training sessions will be Saturday morning's at 9:00 am and will last about 1 hour depending on attendance. Please contact Merrill Ross or Darin Ross if interested.

Wildfire Hazards

Because we are in a heavily-traveled area, Upper Weber Canyon is considered a prime target for wildfire due to the fuel load, and proximity of trees to cabins. Reducing the fire load hazard is one of the most important matters facing cabin and lot owners. It has been suggested to keep a minimum of 30 feet defensible space around structures. Contact a Board Member for further instructions.

No Open Fires

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



Dogs



Dogs Leash Requirements

As a reminder, all dogs are to be on a hand-held leash 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 please contact the Summit County Animal Control at 1-435-615-3985



Water

The State of Utah, Division of Drinking Water.

Requires that we notify homeowners of situations to avoid, keeping our drinking water safe, proper maintenance and knowledge of backflow, cross connections and use of a septic tank system.

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.

Water System

Pine Mountain Mutual Water Company is a State certified private water company that provide 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.

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.



Yard Hydrant Hose Bib Vacuum Breaker

Automated Sprinkling

Remember there is a Pine Mountains policy which does not allow the installation of automated sprinkling or watering systems. It is permissible to hand water plants and trees when you are on site.

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 a emergency.

Stop & Waste Valve

Stop & waste valve next to your yard hydrant need to be exercised once a year to check their operation.

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).

Contaminating 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 contaminating your cabin or the water system. Any other sources or taps that connect ultimately to the system should also have devices on them to prevent back flow. Please check and make sure you are in compliance. Notify a Board member is you need help to bring your plumbing system up to the state's required standard.

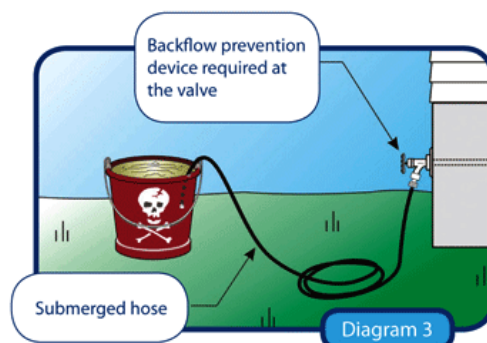


Yard Hydrant

Septic Tanks

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

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.
Do not put food wastes down the drain (includes using garbage disposals). This greatly increases sludge in septic systems.
Never flush solids such as wet wipes, female hygiene products, etc. down the toilet. They will not dissolve in the tank.
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 use anti-freeze in your drains during the freezing months use R.V. type anti- freeze which unlike the standard ethylene glycol based anti-freeze is non-toxic. Have your tank cleaned every 3 years for permanent residents and no longer than every 20 years depending on cabin use for part-timers.



FABULOUS REMINDERS



Shooting

We are reminding all members that shooting is off limits in Pine Mountains. This includes the Pine Mountains area above both logging Roads. Last year a numbers of large fires, in Utah, were started by target shooters. We suggest that you only use approved shooting ranges.

Trash / Debris

Garbage is a common sight after the snow thaws. A lot of folks walk throughout our area and the suggestion has been made to 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.

RV / Trailer Park

This is located near the West Gate by reservations only. To make your reservations please contact Darin Ross, 801-598-3757 the cost is \$10 per day per trailer.

Winter Damage

Every homeowner should take advantage of the spring and summer weather to inspect, repair, their cabins. The winter was very destructive this year. The damage can be from chimneys knocked down or badly bent, plumbing vents (small plastic pipes penetrating out of the roof) sheared off or bent, TV antennas, decks, and windows broken. Please check your cabin and property this year to protect your investment.

Roads

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

Snowcat

Pine Mountains Board is providing a service of grooming the roads when possible. The roads are groomed once a week when weather permits.

Large Trucks

Large Trucks (over 1 ton) are only permitted on our roads between May 15th – November 1st. Many of you might not know that there are areas in our association where the water lines lay right below the road. If a large truck was to drive over these areas it would most certainly cause a water line break. We do a diligent job in maintaining the water lines that we have inherited, until we can begin replacing them we need to exercise on the side of caution. If you are unsure that you will have enough propane to last through the winter, please consider adding another tank or up-sizing your existing one.

Parking

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.

Landfill

Please visit Summit County Landfills website for fee schedule, materials accepted, location, and hours of operation. www.co.summit.ut.us/783/Summit-County-Landfills

Change of Address

Any property owner that has a change of address, email or phone number should notify Merrill Ross at 801-580-4724. Failure to notify will result in administration charge to your account. It is crucial to keep your records up-to-date. So you will be on the list to receive information that is sent to the Pine Mountains members.

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. 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 2025 at Pine Mountains.

Remember that all OHV's operated within Pine Mountains must have lot identification numbers. OHV decals/tags 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



Horse Owners

The horse pasture will be open to stock on July 1, 2026, if interested please contact Brad Peacock at 435-640-7444. He will need a description of each horse, your contact information.

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.

Storage Lot Owners:
West Storage Area
801-910-7449

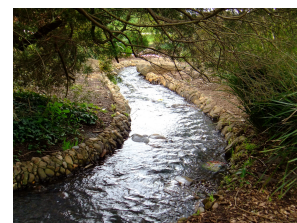
Tyler Healey

East Storage Area
801-942-1491
435-783-7062

Rob Pinkerton

Irrigation Ditch

Spring runoff is expected and the irrigation ditch that runs across the North side of Pine Mountains will become an attraction for kids. Unfortunately, this makes it a very dangerous area. So be vigilant and avoid the fast-moving water areas.





Wild Animals

If you are being bothered by bears, cougars, moose or any other wild animal and need assistance, call the Division of Natural Resources Ogden office at 801-476-2740, or their field officer assigned to our area at 801-541-3906.



The Division of Natural Resources

The DNR is warning residents who don't want their back yards to become hot spots for black bears to remove a common lure for them; bird feeders & hummingbird feeders. Taking the feeders down before it's found by a bear can eliminate future problems. A bear doesn't forget a free meal.



Canadian Thistle

Canadian Thistles are the type of Thistles we have at Pine Mountains.

Control

Weedestroy AM-40 Amine Salt

Dimethylamine Salt of 2, 4-Dichlorophenoxyacetic Acid

These liquid sprays are available at the Kamas Valley Co-Op in Marion.



Myrtle Spurge

Myrtle Spurge is also known as donkey tail or creeping spurge. It is a native of Eurasia. It was introduced as an ornamental in rock gardens. Myrtle Spurge has escaped in some areas and taking over native plants. Myrtle Spurge is poisonous if digested, and can cause nausea, vomiting, and diarrhea. It also has the milky sap that can cause eye or skin irritation.

Control

Myrtle Spurge can be controlled by pulling if it is a small infestation. Large infestations need to be controlled with herbicide.



Pine Beetle

Places in the West (including Pine Mountains) are being attacked by an insect known as the Mountain Pine Beetle. The following information was obtained from the Utah Division of Forestry, Fire & State Lands. The Pine Beetle generally attacks pine trees greater than or equal to six (6) inches in diameter at waist height. When it finds a suitable host tree, the adult beetle chews through the outer bark into the phloem tissue and introduces a fungus that invades the sapwood of the tree. Destruction of the phloem tissue, in conjunction with the fungus, causes the tree to die. The Pine Beetle generally requires one year to develop from egg to adult with maturity cycle beginning in mid-July. Evidence of the Pine Beetle starts with pitch tubes on the tree trunk ranging in color from cream to red and ultimately leads to yellow and red needles within one year. Several options are available to control the Pine Beetle. For best prevention, spray the healthy trees with a registered insecticide about mid-June which lasts about a year. Certain formulations of carbaryl, such as Sevin SL, Carbaryl 4L or permethrin (Astro), can be sprayed on all sides and surfaces of the tree trunk up to 30 feet high or to the site where the trunk narrows to 6 inches. If the beetle has reached the phloem tissue, then it is protected by the tree bark and is not affected by the insecticide. A tree cannot be saved if heavily infested and if attack exceeds three-fourths of the tree's circumference. The only option is then to cut down the infested tree and get it to the burn pile as quickly as possible. We encourage all property owners to remove beetle-infested trees. If such trees are to be used for firewood, place the burnable lengths in full sunlight and cover with a 10-ml clear plastic to kill the beetles in it.

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.

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.