

**Jan 2025  
Newsletter**

**Jeremy Ranch**  
OWNERS ASSOCIATION

**BOARD MEMBERS**

Lillie Garrido Butcher - **President**

Melissa Urofsky - **Vice President**

Laura Arnold - **Treasurer**

Wiley Hicks - **Secretary**

Jauna DuPratt - **Trustee / ACC Liaison**



**2025 UPCOMING BOARD MEETINGS**

**WED MAR 19<sup>TH</sup> • 5:30- 8PM • ANNUAL MEETING OF MEMBERS**

**SOCIAL: 5:30-6:00pm**

**Enjoy our appetizers with one drink ticket per homeowner**

**MEETING: 6:00pm-8:00pm**

**BI-MONTHLY WEDNESDAY MEETINGS ON ZOOM @ 6PM**

- **MAY 14<sup>TH</sup> @ 6PM (Voting of Officers)**
- **JULY 9<sup>TH</sup> @ 6PM**
- **SEP 10<sup>TH</sup> @ 6PM**
- **NOV 12<sup>TH</sup> @6PM**

## **PRESIDENT'S MESSAGE**

Happy New Year!

It is an honor to serve as your JROA President. Your volunteer Board had a very busy 2024! Their efforts supporting our community is very much appreciated.

Board members completed many important tasks such as bringing our governing documents up to date to align with Utah state laws. Additionally, the Island Trail Maintenance Project was completed in September and the trail is open for all to enjoy. Currently we're busy completing our required Reserve Study to determine the needs of our community. The study is being conducted by Facilities Advisors. We look forward to sharing the results with you during our annual meeting in March. Please plan to join us for this very important meeting!

Please reference our website for our bimonthly meeting schedule which can be found on our calendar of events. Agendas and minutes are also posted on our website for your reference. We invite you to share your comments and questions. It is important to our board to serve all residents of the Jeremy Ranch Owners Association.

Finally, if you have an interest in serving on the Board, nominations are being accepted for three upcoming seats. Additional details are located within this newsletter. We hope you'll find the quarterly newsletter informative.

Cheers to all of you, our neighbors and friends. Wishing you a happy, healthy, and safe 2025!

Lillie Butcher  
JROA President

## HOW TO LOGIN TO HOMEOWNERS' PORTAL

The JRHOA Homeowners' Portal is a useful tool! We urge you to set-up your portal which will allow you to communicate requests with management and will give you access to payment status, calendar, governing documents, and our directory. Please follow these directions:

Go to [JRHOA.com](http://JRHOA.com)

Click on Homeowner Portal Login on the upper right corner

You will be directed to [HOAliving.com](http://HOAliving.com) (our Property Management Company Page)

Click the "Sign Up" link on the right

That will take you to the Registration page

Fill out the fields that include Email, Name, Phone, Account, Password, Confirm Password, and Registration Key.

If you do not have a Registration Key: Click "I Do Not Have a Valid Key" hyperlink to be taken to the Sign-Up page

Complete the fields, submit your Sign-Up request

A member of our property management company FCS will review your request and reply back within 2 business days

After receiving the Registration Key, you will be able to create your homeowner portal

If you require assistance, please email our property manager at [jeremyranch@JRHOA.com](mailto:jeremyranch@JRHOA.com) or call our community manager at 385-695-6664

**PLEASE JOIN US FOR OUR  
ANNUAL BOARD MEETING  
AT JEREMY RANCH GOLF CLUB  
WEDNESDAY, MARCH 19<sup>TH</sup> AT 5:30PM**

At the start of our new year, the board will begin preparing our 2025 Annual Meeting. Please join us!

There will be complimentary appetizers and a drink ticket for your enjoyment as the board reviews our accomplishments in 2024 and shares our goals in 2025. We will also present the following:

2024 Financial Review

2025 Budget

Summarize our new Architectural policies

Summarize our new Fines and Violations policies

Review our Security Services

Discuss our latest Reserve Study ..... And more!

We look forward to seeing you there!

**BOARD POSITIONS OPEN – JOIN US!**

The Jeremy Ranch Homeowners Association is seeking dedicated homeowners to volunteer for 3 open board positions. If you're interested in making a positive impact in our community, we encourage you to submit your candidacy by February 7th. Please email [jeremyranch@JRHOA.com](mailto:jeremyranch@JRHOA.com) and provide your full name, address, email, and a brief, 120-word maximum biography outlining your qualifications and interest in serving on the board. Each nominee will be given 3 minutes to introduce themselves and their goals at the upcoming annual meeting on Wednesday, March 19th. Voting occurs after the annual meeting and remains open for 5 days. Your involvement will help ensure our community continues to thrive — consider stepping up and making a difference!

## **GOVERNING DOCUMENTS UPDATED!**

The board is pleased to announce that our governing documents have been updated, to enhance clarity and align with current laws and practices, thanks to the guidance by our general counsel. They became effective on January 1<sup>st</sup>, 2025 and are posted on our website for your reference. Thank you to the JROA membership who contributed over the last several months and provided input.

The previous versions had become outdated and no longer adequately reflected the needs of our community and compliance requirements per the Utah Community Association Act and the Utah Revised Non-Profit Corporation Act. These revisions are an important step in ensuring our governing documents remain clear, relevant, and effective.

We encourage you to review the documents which were sent via email on December 23<sup>rd</sup>. These documents are also available on our website for future reference by clicking on this link: [HOA Docs & Forms](#)

1. ACC Guidelines
2. Enforcement Policy & Fee Schedule
3. Collections Policy
4. Bylaws

## **NEWSLETTER VOLUNTEERS NEEDED!**

Writers are needed to compose articles for our quarterly newsletter!

Most of the topics will be provided by the board but homeowners are encouraged to suggest topics too! Templates are available to use, and the estimated time commitment is 3 to 8 hours of work once every 3 months.

If you're interested, please email [jeremyranch@jrhoa.com](mailto:jeremyranch@jrhoa.com) and request to volunteer.

Your help is much appreciated!

## **SECURITY CAMERAS UNDER CONSIDERATION**

The Board of Trustees have been in discussion with the Summit County Sheriff's Office to collaborate with them on some new technology for security cameras. Jeremy Ranch is in a unique location where we have clear visibility of all vehicles entering and exiting onto a major highway. The equipment would be leased for \$2000 annually. The security camera(s) would be installed and maintained by the Summit County Sheriff's office. Data access is restricted to law enforcement for legitimate investigative purposes only, addressing potential privacy concerns. The Jeremy Ranch area has over 1000 calls per year that our local sheriff responds to and 20% of those are crime-related. Please attend the annual meeting to have your questions and concerns addressed by our county sheriff.

## **910 RANCH OPEN HOUSES AND 910 RANCH SURVEY**

County Lands & Natural Resources of Summit County is holding Open Houses on January 21<sup>st</sup>, January 30<sup>th</sup> and March 18<sup>th</sup> from 6:30-8:30pm at the Sheldon Richins Building in Kimball Junction.

Both events in January will have the same structure and information. The March event will review the results of the survey and draft management plans.

You can access the survey here: [SURVEY](#)

Please feel free to spread the word about these items throughout the community.

# ISLAND TRAIL REPAVING PROJECT COMPLETED!

## BEFORE



The Board is pleased to announce that the Island Trail maintenance project was completed at the end of September. Repairs included cleaning up and removing vegetation overgrowing into the trail, sealing cracks and emulsion surface coating. Two signs were installed at each entrance reminding homeowners of trail protocol.

We hope you all will enjoy the newly renovated Island Trail!

## AFTER



# MAKING YOUR PROPERTY RESILIENT TO WILDFIRE

A mixture of climate change and growth in forest fuels has altered landscapes across the West and made them more prone to wildfire. Here in Utah, more than 600 communities have been classified as “at risk” of wildfire, and Jeremy Ranch is not immune.

The Parleys Canyon Wildfire of 2021 drove that message home. While the fire burned fewer than 600 acres, it took a week to bring it under control and forced a 4-day evacuation of thousands of households in the Pinebrook, Timberline, and Summit Park neighborhoods.

You can learn about the risk we live with by visiting the Utah Division of Forestry, Fire and State Lands website pages on [wildfire risk](#). That risk is evident to many Park City-area homeowners who have encountered property insurance companies that won't insure their homes because of the risk of wildfire, making it even more critical to do what you can to protect your property. You can also find information on our Jeremy Ranch homeowners' website at: <https://jrhoa.com/wildfire-safety/>

The winter months can be a great time to get some of this work done. During this season of remodeling, it's a good time to trim away broken branches or limbs from your trees and to cut away those that are too close to the ground and that could serve as “ladders” that pull flames up into the trees. A rule of thumb is to remove limbs 6-10 feet above ground, at least.

Encourage your neighbors to consider doing the same work remodeling, create a “bubble” of fire-resistant properties. If you're thinking of doing some exterior remodeling, come springtime, such as adding a deck or replacing your roof, now's the time to investigate fire-resistant materials for those projects.

The winter months also are great if you're thinking of reducing the amount of turf in your yard. There are plenty of [online resources](#) for deciding which native perennial plants flourish in our arid climate and heavy soils, as well as ignition-resistant groundcover options. And the state of Utah has [a rebate program](#) that will pay you to replace thirsty, non-native grass turf in the name of water conservation.

The Park City Fire Department also maintains [an online library of resources](#), including information on incorporating “defensible space” around your home and how to prevent wildfires when you head into the forests for recreation.

A few hours invested now while it's cold and snowy outside could help lessen your stress level come summer.

<https://www.kpcw.org/2022-08-15/parleys-canyon-fire-hits-1-year-anniversary>



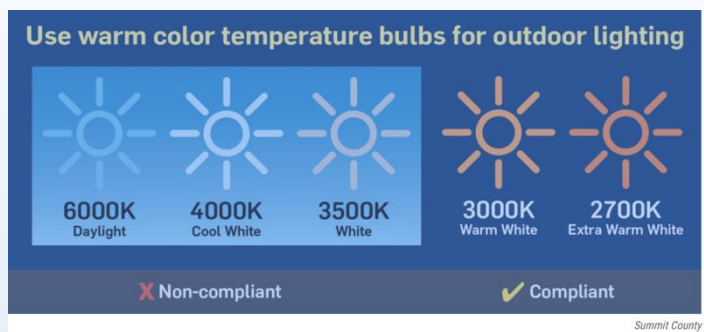
## SUMMIT COUNTY LEASH LAWS

Since we're on the topic of trails, we'd like to summarize the leash laws in Summit County:

- It is unlawful for the owner of any dog to allow their animal to “run at large” at any time
- When your dog is not on your property, they must be on a 6ft leash or lead or have an electronic collar with a leash on at all times.
- Dogs must stay within the owner's voice and sight command at all times.
- Owners are responsible for cleaning up after their pets!
- Additionally, dogs are not allowed to charge, chase, or otherwise display aggression toward any person or animal.
- Summit County Animal Control requires considerate and responsible pet ownership.

For more information about the Summit County Code please visit:

[https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty\\_ut/0-0-0-13960](https://codelibrary.amlegal.com/codes/summitcountyut/latest/summitcounty_ut/0-0-0-13960)



## SUMMIT COUNTY & PARK CITY DARK SKIES RULES TAKE EFFECT JAN 1 2025

Summit County and Park City adopted dark skies ordinances in 2019 and 2021. Since then, any new buildings had to have warm lights, pointed downward. Existing homes and businesses have until the end of the year to come into compliance. The ordinances are intended to save energy and combat light pollution, which blocks out stars and can interfere with sleep patterns and animal behavior.

After Dec. 31, city and county code enforcers could start issuing citations. If ignored, the citations could culminate in a fine or misdemeanor charges.

Summit County and Park City's ordinances are similar, and their two main requirements are the same:

- Both require all outdoor light bulbs to be a warm, yellow light (3,000 Kelvin or less).
- Both require all outdoor light fixtures to be fully shielded and pointed down.

Park City allows holiday lighting but only from Nov. 1 to March 1. City residents must turn them off at 11 p.m.

Snyderville Basin allows it from Nov. 15 to March 1

Uplighting is banned across the board. Park City explicitly allows year-round string lights for decks, porches and patios.

Code enforcement officers don't patrol like sheriff's deputies or police. They respond on a case-by-case basis to complaints filed by residents. There are two such officers for Summit County's nearly 43,000 residents. Two new code enforcement officers are included in the county's proposed 2025 budget, which has 16 recommended new hires.

## BACKFLOW PREVENTERS – INSPECTION & REPLACEMENT

Earlier this year, a board member had a leak in their plumbing, and it was determined that their backflow assembly was failing, and it did not comply with the latest Utah regulations. So rather than fixing the backflow assembly, it was required to install the Reduced Pressure Zone (RPZ) backflow assembly option.

The Plumbing Code and the Utah Public Drinking Water Rules require that all cross connections be eliminated or protected against backflow by installing the latest approved backflow device or assembly. However, if your house was built after 2008 or your device was replaced after 2008, there is a high likelihood you have a conforming device.

This Utah State Ordinance has been adopted into the JROA ACC Guidelines for the protection of all our homeowners.

Although for many years, the state and the local authorities allowed “grandfathering” of devices that met the prior standards, that changed in approx. 2019 with a change of leadership at the Utah Division of Water Resources which views the old devices as presenting a health hazard.

Contaminants in drinking water can lead to several health issues. Exposure to contaminants through drinking water can cause gastrointestinal illness, reproductive problems, and neurological disorders. Not all contaminants act the same way; some contaminants can make people sick very quickly and others require consistent exposure over many years before negative health effects appear. The type of health issue and its severity depends on contaminant type, its concentration in the water, and duration of exposure. The state has determined that the old valves constitute a threat to public health because any failure of a single backflow could affect the community with illness.

For further information call SWDC: 435.649.7324

Utah Division of Drinking Water: 801.536.4200

Or click: [Backflow101](#)

As a friendly reminder, all Summit County residents are required to have their backflow preventers inspected annually to ensure they are working correctly to prevent contaminants from flowing into our shared drinking water supply.

## FRIENDLY REMINDERS



Parking is not allowed on our streets from **Nov. 15 – Apr 15** during snow season allowing for snowplow access.



ACC Guidelines remain in effect all year-round including winter.



Homeowners adjacent to or across the street from a fire hydrant are responsible for clearing three feet of snow surrounding the base of the hydrant in the case of fire.



Parking is never allowed in front of fire hydrants.



Markers are required at each hydrant location



The first fifteen (15') feet of each property abutting a public street is reserved for snow storage.



Summit County prohibits depositing snow or ice in the street.



Snow cleared from driveways shall only be deposited on Owners' lots and should not create a nuisance for adjacent property Owners.



Owners are liable for their own property and any incident as a result of non-compliance of these rules.



The country club has asked that sledding not take place on the golf course due to the elevated risk of a sled hitting an obstacle causing injuries.

**THANK YOU FOR KEEPING OUR COMMUNITY SAFE!**