

Ranch Place News

September 2020

www.ranchplacehoa.org

For Ranch Place Homeowners Association Members

COVID-19 Challenges

We hope that you and your families are managing well during these challenging times. Since many residents are staying close to home this summer, we can appreciate our beautiful and spacious outdoors all around us in Ranch Place and Park City. Be considerate of your neighbors with conscientious social distancing when you are out and about on our trails and please wear a mask if you cannot maintain at least 6' from others.

Reduce Speed in the Neighborhood!

Do your part by slowing down when driving in the neighborhood. Please remember that our children are playing, walking, and riding their bikes throughout our community. Please talk to your family members and remind everyone to obey the speed limit. Sadly, the Sheriff has said that most of the speeders live in the neighborhood. Your help is greatly appreciated!

Traffic Calming Plans

Speeding on Cutter Lane continues to be a problem as it has been for many years. This continues to be the #1 concern of our members. The Board and Traffic Calming Committee are always working to reduce the speed on the Cutter Lane. A new flashing speed sign was installed sometime this summer right past the mail kiosk in the open space area as you enter Ranch Place from Highway 224. Summit County Public Works has agreed to install "pedestrian crossing" signs at every crosswalk in the Ranch Place community. We hope this new signage will be installed soon. The Board is still working with the County to get the oldest flashing speed sign repaired that is located on the corner of Cutter Lane and Browning Court as you exit Ranch Place. The sign is over 10 years old and getting it fixed has been a challenge. Details about these plans are discussed in the attached Pedestrian Safety Initiatives.

Owners can always call the Sheriff's Office at Dispatch to request a Sheriff come out to monitor car speeds. The office number is 435-615-3500.

Social Committee Update

With the current COVID-19 situation, no social activities are planned for the summer. The spring clean-up dumpsters were a great success! Thank you to Heidi Nelson-Ogilvy for organizing the neighborhood clean-up dumpsters again this year!

Important Reminders

Trashcans – Please put your trashcans out the morning of trash collection and bring them in the same day.

Landscaping – Please keep your property in a clean, sanitary, attractive, and marketable condition. Do not allow it to fall into disrepair.

Trailer/RVs/Boats – The HOA has received several complaints about parking of RV's and boats in driveways this summer. The HOA has been fairly lenient over the past few months as we understand the need for a recreation outlet due to the COVID Pandemic, however, as fall approaches, please respect the HOA rules regarding parking of trailers, boats, and RVs. These recreational vehicles may not be stored on your property. From the CC&R's: open storage or parking of farm or construction equipment, trucks larger than pickup trucks or inoperable motor vehicles; (iii) parking of boats, trailers, motor homes, camper shells, campers or other types of recreational vehicles or equipment for longer than a two day periods (i.e. one day before or after use of loading or unloading and cleaning).

Trails Committee Update

As discussed at the annual meeting held in October 2019, the 2020 budget includes funds to install a connector trail on an existing trail easement in the 40' wide HOA Common Area between two lots midway between Browning Court and Ranch Place on the northside of Cutter Lane. This trail connection shown on the 1993 plat for Ranch Place Phase One will provide another connection between Cutter Lane and the trail that runs along the Swaner Nature Preserve thereby reducing pedestrian traffic on the busy stretch of Cutter Lane to the west. Once the trail design is complete, it will be submitted to Summit County in anticipation of trail construction this fall. Details about this connector are discussed in the attached "Pedestrian Safety Initiatives". Currently, residents in the Silver Springs subdivisions are using an empty Northshore subdivision lot and an unapproved trail on the open space to the west of Remington Lane to access the trail along Swaner Nature Preserve. The Association has fenced off the unapproved trail and once the owner in Northshore builds on the empty lot, that access to the Ranch Place open space will not be an option.

Fire Danger!

Please be aware that due to current and forecasted weather conditions coupled with the extremely dry vegetation conditions in northern Utah, there is an extremely high fire danger. We have had complaints of people parking vehicles on the dry grass at trail crossings along Cutter Lane. Please exercise extreme caution and good judgment to prevent fires. Any spark can cause a brush fire. Do not use fireworks and or park any vehicle off the street in the grass

Noxious Weed Removal Volunteers

Thank you, Katie Welch, Mary McMasters, and Karen Terzian, for helping to remove thistle from around our community. Any volunteer common area weed removal is greatly appreciated.

Architectural Review Requirements

It is common that the residents of Ranch Place want to make improvements to their properties. We on the Ranch Place Architectural Committee (RPAC) welcome your improvements. Please be advised that any changes to the exterior of your homes or landscaping need to be approved by the RPAC. Improvements include things like painting your home, remodels that affect the exterior of your home, new roofing, and new landscaping. Changes to the interior of your homes do not need to be approved.

To start the review of your proposed improvements, please see the documents found under the "Architectural Review" tab at ranchplacehoa.org. In that section you will find an Architectural Review Application and other documents that need to be submitted to the RPAC prior to starting work. The complete outline of allowable architectural improvements is contained in the Section V of the RP CC&Rs found at ranchplacehoa.org.

One of the most common improvements we review is painting the exterior of your home. Paint colors in RP are to be muted tones. To make this a quick and easy process we recommend that you submit your application along with painting the proposed colors on a well-lit and accessible side of your home. Please paint a 3'x3' square of the field color as well as an adjacent 3' section of the trim color that can be reviewed by the committee.

We on the RPAC try to do our best to review and reply to your requests in a timely manner. Seeking approval before starting work on your home is the fastest way to an approval. Seeking approval after starting work can result in a lengthy and difficult review process. Thank you for your consideration and keeping our community looking great.

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Short Term Rentals are Not Allowed

Rentals of less than 30 days are not allowed in Ranch Place. Your CC&R's state in section 4.21:

"No Transient Lodging Uses. The Lots are to be used for residential housing purposes only and shall not be rented in whole or in part for transient lodging purposes, boarding house, "bed and breakfast", or other uses for providing accommodations to travelers. No lease of any Dwelling on a Lot shall be for a period of less than 30 days."

The fine for short term rentals is \$1,000 per occurrence and is being actively enforced by the HOA. If you see occurrences of short-term rentals, please contact the HOA at Ranchplacehoapc@gmail.com.

Ranch Place Board of Trustees

You may contact the Ranch Place Board of Trustees via email or phone as listed below:

President - Doug Ogilvy
douglas.ogilvy@gmail.com
775.223.1204

Vice Pres - Ramsey Madsen
ramsey@ramseymadsendesign.com
949.466.0950

Treasurer - Sean Morgan
sean.e.morgan@gmail.com
435.901.4370

Ranch Place Manager - General questions for the HOA and reports of CC&R Violations - Brenda Lake,
Ranchplacehoapc@gmail.com, 435.640.1150

Committee Chairs

Social - Heidi Nelson-Ogilvy
702.250.5272
hnogilvy@gmail.com

Open Space - Sean Morgan
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Arch - Ramsey Madsen
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