



# Red Hawk News

January 2008

For Red Hawk Ranch Owners Association Members

## **Road Paving Vote**

You should have received the road paving vote documentation by the time you receive this newsletter. It is very important that you review this important information carefully and return your ballot by to the Ranch Owners Association address or by fax to 435-649-7938 by February 18, 2008. Please keep in mind that all Red Hawk fees, assessments and dues must be paid in order for an owner to be eligible to vote. If you have any questions, please call one of the Board members listed below.

## **Red Hawk Board of Directors**

The following residents are now serving as Directors. You may contact them via email or phone:

- Dave Walters – President 649-3076  
Email: [dave\\_sherie@hotmail.com](mailto:dave_sherie@hotmail.com)
- Peter Weaver – Treasurer 645-7595  
Email: [pweaver7@gmail.com](mailto:pweaver7@gmail.com)
- Bill Ward – 649-7929  
Email: [wew5qpk@mac.com](mailto:wew5qpk@mac.com)
- Tom Coleman 649-7271  
Email: [recoutlet@aol.com](mailto:recoutlet@aol.com)
- Carla Coonradt 645-9303  
Email: [cjc@gameofwork.com](mailto:cjc@gameofwork.com)
- Kyle Arnold 901-3620  
Email: [kyle@turnburymortgage.com](mailto:kyle@turnburymortgage.com)

## **Thank you Ben Kater**

The Board would like to thank Ben for all his hard work as a Red Hawk Board member. He was a dedicated and helpful member of the Board for a number of years. Ben and his family will be moving from Red Hawk and we wish them well.

## **Road Report by Bill Ward**

The Board instructed us not to do the usual spring clean up of roads which caused the roads to deteriorate. This resulted in the rough drive that we all experienced. It also made our fall clean up more expensive than usual. We are at last having a normal winter which is causing the snow removal cost to be far in excess of what we have become accustomed during the past several years.

## **Red Hawk Website**

Red Hawk Ranch Owners Association has a website at [www.redhawkroa.com](http://www.redhawkroa.com). The website has contact information, pictures, budget information, CC&Rs and what you need to know before you buy in Red Hawk.

## **Water System Report by Tom Coleman**

Many of the water system improvements that were covered by last summer's water assessment have been completed and are working well. By installing telephone lines and automatic sensing and dialing equipment which notifies us of abnormal conditions prior to the actual running out of water, we have avoided any serious problems so far this winter. On four or five occasions since this equipment was installed this fall, our water management company has responded to automatic alerts and were able to identify and correct malfunctions before any homes actually lost water. So far, so good.

## **Red Hawk Property Manager**

Brenda Lake 435-640-1150  
[brenda.lake@comcast.net](mailto:brenda.lake@comcast.net)

**Environment Committee Report by Carla Coonradt**

Red Hawk Ranch is reaching a new stage in its growth. The CC&Rs specify as the primary function of the Environmental Committee, that the Committee not only assists in ensuring standards be adhered to but that those standards be clarified as needed, thereby maintaining the over-all sense of community.

The CC&R's provide a good balance of specific regulation and general guidelines for the daily life of our subdivision. As Red Hawk Ranch continues to grow and mature the potential for issues to be presented to the Environmental Committee increases.

The Environmental Committee (EC) will enforce the CC&Rs and respond with appropriate actions in case of infringements which cause damage to Red Hawk or activities contrary to the CC&R's (e.g. operating a business in Red Hawk, creating a nuisance or annoyance). The EC believes a common-sense approach, opposed to a litigious one, is the preferred way to move Red Hawk in the direction desired by all members of the Red Hawk Community. All issues to be reviewed and resolved by the EC must be presented in writing or via email to a member of the EC and will become part of the permanent EC records.

As needed, the EC will define and clarify the CC&R's and will adopt guidelines to make the EC more effective. For example:

A thorough review of 15 years of EC documents determined that a general policy regarding restrictions on livestock applicable to all lots in Red Hawk should be developed. The EC took the following factors in consideration: historical evidence, approved horse facilities within Red Hawk, County guidelines, CC&R's of similar developments, etc. As a result, the EC has adopted the following maximum number of horses per lot based on the size of the lot:

<u>Lot Size</u>	<u>Maximum Number of Horses</u>
10 – 19 acres	4
20 – 39 acres	8
40 acres	10

Additionally, two foals per lot will be allowed

The CC&R's lay a foundation for the preservation of wildlife and their habitat within our boundaries. Providing on-going foodstuffs for wildlife create an animal population dependent upon human intervention which is not healthy for them; as well as creating a nuisance, disturbance and annoyance to other Red Hawk owners, which violates section 5.

The EC is in place to serve our community and believes this statement sets forth the best way to achieve the environment each of us desires and has moved to Red Hawk to enjoy.

Carla Coonradt [cjc@gameofwork.com](mailto:cjc@gameofwork.com)  
910-3080

Becky Gulden [jgulden@earthlink.com](mailto:jgulden@earthlink.com)  
615 9773

Birgitta Kater [bkater@mwutah.com](mailto:bkater@mwutah.com)  
655-9635