

24 Sep 2011

To: Sweetwater Park HOA Cabin Owners

Subject: 2011/2012 Snow Plowing Policy

Background

According to those who have owned property for many years on Sweetwater Hill, it was the assumption of the original developers that cabins in our area would generally be summer homes and would not be used during the winter. In spite of that assumption, some owners began snowmobiling to their cabins and using them even in the winter. Over time, as more cabins were built and the demographics changed, people began living here year around or coming to their cabin frequently and the demand for plowed roads increased. Because shallow water lines only allowed some roads to be plowed, and because not everyone wanted plowed roads it was decided to form a cooperative, paid for by those who belonged, and plow the roads selectively in an attempt to satisfy both sides of the issue.

The Present

If you attended the 13 Aug 2011 Annual HOA Meeting you are already aware of the strong feelings that still surround any discussion concerning snow plowing. The gap that prevents consensus is bounded on one end by those who feel strongly that snow plowing should be a Homeowners Association responsibility with every road plowed and the fee included as part of everyone's annual dues. On the other end are those who feel just as strongly that we shouldn't plow at all during the winter. Between the two bounds are those who live here year around and need to get to their cabin, those who go south for the winter and don't need or want winter access, and those who live elsewhere but want to drive to their cabin all year. There are also those who would like the road to their cabin plowed but can't be included in the snow plowing route until shallow waterlines in their area are replaced and/or buried deeper to avoid the possibility of frozen pipes.

2011/2012 Snow Plowing Policy

Although it is unlikely that a single policy can satisfy every cabin owner, the Plowing Policy formulated for the 2011/2012 winter season is our best attempt to address the issue in an equitable manner and in a way that is as fair as possible to everyone. Please review the enclosed Form, initial the Category that you believe best describes your situation, and return the form to SWPHOA Snow Plowing Coop', PO Box 131, Garden City, UT 84028 by 21 Oct 2011 so that the Snow Plowing Coop' is aware of your desires. If you select either Category 1, 2, or 3 and are enclosing a payment, please make your check payable to the SWPHOA Snow Plowing Coop'.

The above form will also be included on our web site at www.swphoa.com under the link *Snow Removal*. There you can look at a map of last year's snow plowing route for your reference.

Questions?

If you have questions please contact Dave Chiavaras (208-739-3211) or Bob Stevens (435-757-9093).

The Snow Plowing Coop'