

# Diamond Hills Homeowners' Association Little South Fork Water Company

March 28, 2023

## **ANNUAL MEETING REMINDER:**

Mark your calendars! The annual meeting will be held on Saturday, April 22, 2023 from 10:00 a.m. to noon at the WCF Office Building, 100 West Towne Ridge Parkway, Sandy, UT. A meeting packet will be mailed out to members/owners around the middle of April.

The Associations would like to thank Ray Pickup for arranging the use of the WCF Building rooms for our meeting space.

## **DUES FOR 2023 YEAR:**

Association dues are assessed annually and are payable by April 30<sup>th</sup>. Invoices will be sent electronically to all owners/members for which email addresses have been provided and by USPS mail to others. Late fees apply for balances still outstanding as of May 31<sup>st</sup>.

Diamond Hills HOA 2023-year dues are \$1,080.00 (cabin) and \$540.00 (vacant lot). Little South Fork Water Co 2023-year dues rates \$900.00 for all property owners. Payment can be made online by entering bank routing number and account number via the online link in your emailed invoice. To pay by credit or debit card, contact Jared at [jvsmart@bonnevillerealty.com](mailto:jvsmart@bonnevillerealty.com). Effective March, 2023, credit/debit card payments will be assessed a fee of 3% to offset processing costs incurred by the Associations.

## **WINTER RULES AND SAFETY REMINDERS:**

This winter season, our subdivisions and other areas throughout the state have experienced the heaviest snowfall in decades. The Association extends a hearty thanks to Mike Quaranto for his great work in keeping the roads plowed and maintained. The new tractor, purchased in May, 2022 has made it possible for Mike to keep up with the many snowstorms, much better than the old tractor!

Please note that any debris (rocks, tree branches, wood, trash and litter, etc.) on our subdivision roads could cause damage to the tractor to be a hazard to drivers and their vehicles. If you notice anything of concern, please notify Mike at 435-602-9395 or, if possible, move it out of the way.

As always, remember to follow the Winter Rules and Safety Reminders that have been provided to you in past Association newsletters and annual meeting packets.

## **FLOODING CONCERNS SPRING 2023:**

With the heavy snowfall this winter season, Spring runoff may result in flooding that could cause damage to cabin properties or may affect subdivision roads and bridges. The Board is currently working with Paul Weller to develop a plan to protect common areas from damage, which will include an evaluation of Little South Fork Creek and the Provo River by the main gate and possibly clearing the channels to minimize debris buildup. Our subdivision areas, as privately-owned property, will have limited state/county on-site assistance for flood mitigation, so we are mostly "on our own". Our Diamond Bar X neighbor, Tom Clyde, is especially concerned about protecting the bridges and has reached out to Wasatch & Summit County Emergency Services, UDOT, Provo River Water Users and neighboring subdivisions for possible guidance and assistance to prepare in advance for a "worst case" scenario and develop an emergency notification system if damage to the bridges causes accessibility issues.

Most property owners are unlikely to be affected by the heavy runoff; however, those owners who have cabins near the creeks or the Provo River may suffer damage. Each owner should assess the potential flooding risks to their property and take appropriate action. Flood insurance may be worth considering; however, most policies involve a “waiting period” of at least 15-30 days.

As noted in local news reports, free sandbagging stations have been set up by Wasatch and Summit Counties or local communities (Kamas/Oakley), which will provide empty bags for the public to fill on a “bring your own shovel” basis.

If enough property owners express an interest, the Association could order sandbags for delivery to the parking lot area, with the cost borne by and invoiced to individual owners on a pre-order, pre-pay basis. The cost would approximate \$6.50 per sandbag and the minimum total order is 900 sandbags. Please contact Jared Smart at 801-712-8404 or [jvsmart@bonnevillerealty.com](mailto:jvsmart@bonnevillerealty.com) IMMEDIATELY (by April 7<sup>th</sup>) if you are interested in participating in the Association providing sandbags for your property, with cost borne by and prepaid by you.

Information about flooding concerns can be found in online news articles and news reports. Flood maps and other limited info is also available on the Wasatch County or Summit County Emergency Management sites.

#### **BRIDGE UPDATE – LITTLE SOUTH FORK CREEK:**

Phase 1 of the bridge update (design and engineering, widening, supports/railings) was completed in 2022. Phase 2 (additional supports/concrete abutments) is expected to be done in August, 2023.

#### **STATE OF UTAH NOTICE TO FILE CLAIMS – WATER RIGHTS**

The Association has engaged a water rights attorney at Parr Brown Gee & Loveless to assist with timely filing (by May 16, 2023) of our Little South Fork Water Company water rights claims, pursuant to the adjudication of the Upper Provo River Subdivision.

As was explained in the mailout from Bonneville Realty Management (DHHOA/LSFWC property manager) in January 2023, you do not need to do anything in response to the State’s “Notice to File Claims” communications UNLESS you are the owner of a separate water right in the area.

All property owners in the Upper Provo River area were sent notices from the Department of Natural Resources, whether or not the State has a record of a water rights ownership for the owner. The due date for filing claims is 90 days from the date of the State’s mailed notice.

Ownership of a water share certificate in Little South Fork Water Company is not the same as ownership of a water right. A water right is generally associated with the use of water from a well, spring or stream but does not include a water service connection to a local municipality.

To check to see if there is a water right listed in your name or in the name of an entity you own or control (for which you would need to file a water user’s claim), a list is available at:

<https://www.waterrights.utah.gov/adjinfo/mbookrights2016.asp?PageId=ListBook&BookNum=55-15>

As an alternative, a search by owner name can be done on the State’s website in the WRINDEX database at: <https://www.waterrights.ujvsmartah.gov/cgi-bin/wrindex.exe?Startup>