



# Red Hawk News

May 2006  
Members

For Red Hawk Ranch Owners Association

## Greetings

In September 2005 the president wrote about summer and fall in Red Hawk as well as the driving environment and a gate proposal. His letter was somewhat similar to a newsletter. During a Fall board meeting, the Environmental Committee suggested we send out a newsletter periodically. We agreed on semi-annually, and here we are not by 01 March 2006 but after. Each newsletter will follow a similar format with comments from board and committee members.

Red Hawk Ranch stretches south to north from the northern boundary of Silver Creek Subdivision to the southern boundary of Pine Meadows subdivision. Our eastern and western boundaries abut various 40-acre parcels. Red Hawk is a total of approximately 425 acres with 22 lots ranging in size from 15 to 40 acres. The vegetation is mostly wild flowers, sage, gamble oak, mountain maple, and aspen with fir at higher elevations.

Red Hawk received its fair share of snow this winter. We haven't seen this much snow since winter 92/93. Snow was plowed and pushed seven to ten feet high along Red Hawk Lane/Ridge Road creating a winter wonderland tunnel as you traveled. The snow melted slowly until about mid Easter. The temperature going up was followed by the normal spring runoff and muddy roads. Believe me the roads will dry out.

With the wet conditions in the spring, you may miss something quite beautiful in and around Red Hawk if you do not visit. Our two canyons have a tremendous amount of water flowing through them which creates pleasing sounds and scenery and makes the beaver happy. Speaking of wet conditions, tell your mountain bikers, moose, and horses to stay off the trails until the trails dry out.

**Annual Meeting – Saturday, June 3, 2006, Sheldon Richins Building Conference Room, 10:15 a.m. (building opens at 10 a.m.) See Annual Meeting Correspondence included in this mailing.**

## Red Hawk Board of Directors

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

- Dave Walters – President 649-3076  
Email: dave\_sherie@hotmail.com
- Peter Weaver – Treasurer 645-7595  
Email: peter.weaver@att.net
- Bill Ward – 649-7929  
Email: wew5qpk@mac.com
- Tom Coleman 649-7271  
Email: [recoutlet@aol.com](mailto:recoutlet@aol.com)
- Ben Kater – 655-9635  
Email: bkater@mwutah.com

## Red Hawk Property Manager

The Red Hawk Ranch Owners Association hired a new property manager, Brenda Lake, beginning March 1, 2006. Please contact her with any questions.

Brenda Lake  
Phone: 435-640-1150  
Fax: 435-649-7938

Email: [brendalake@myparkcity.net](mailto:brendalake@myparkcity.net)

## Red Hawk Website

Red Hawk is in the planning stages of opening its own web site. We plan to post relevant personnel and their contact information, maps, pictures, bylaws and CC&Rs. If you have suggestions for other information to be posted please email our property manager, Brenda Lake.

## **What makes our community work: The CC&Rs**

Every one of us in Red Hawk has the right to expect a quality lifestyle centered on the natural environment within which we have all chosen to live. The CC&Rs were developed to protect this lifestyle and to insure a harmonious standard and style of living. One of the keys to the success of this is that our natural environment is guarded, and changed ONLY after consideration and APPROVAL by our environmental committee.

The CC&Rs state that nothing on a property is to be modified, even by a lot owner, without a specific request to the environmental committee and a formal approval by this group.

Recent events, including the total clearing of a large section of trees have impacted not only that particular acreage, but also our community as a whole. The board is working toward restoration of this lot, but most importantly sends out this *urgent* notice that the only way we can function as a community is by strict adherence to the existing codes. Please, in the spirit of being good neighbors to one another, and to the letter of the codes legally established to regulate our community, request first and modify your property only after proper authorization.

The board considers the state of the natural environment in which we live the defining feature of Red Hawk and will do everything in its power to maintain our superb quality of life.

## **Road Report**

The heavy winter snowfall caused much higher snow plow costs than we have experienced over the last several years of drought. The road has held up remarkably well in spite of the added wear. Cost for the spring clean up may be higher due to increased loss of road base. The spring clean up will begin when the snow melt runoff ceases and the bar ditches dry up and become firmer. Regarding the gate, during the month of May the gate will be modified to be in the closed position continuously. The procedures for opening the gate remain the

same. Large rocks will be placed east of the gate to prevent vehicles from bypassing the gate.

## **Water System Report**

As most Red Hawk property owners already know, our water system consists of two wells and a series of pumps and storage tanks. The pumps and tanks communicate with one another via a series of radio transmitters and receivers. Although we experienced relatively few problems this winter, we do need to make some continuing improvements in this system. The radio towers will be strengthened or replaced this summer. Downed towers have caused disruptions in the past. Additional small and large improvements and modifications that have been suggested by consultants, including adding additional storage tanks, will be looked at as well.

Red Hawk's water system is designed to provide adequate water supplies for general household use, but is not sufficient to allow irrigation or substantial outside watering. Both the Water and Environmental Committees strongly recommend that any exterior landscaping be of the type that requires little or no irrigation.

Please remember that any hook-up to a Red Hawk water line first requires the approval of both the Environmental and Water Committees. We have specific requirements and instructions for contractors making this connection.

It should also be noted that after a wet winter and spring we will probably experience strong grass and brush growth. As this dries out in the summer, it creates a serious fire hazard. Please exercise extreme caution with any outdoor activity involving fire or sparks. The use of fireworks in Red Hawk should be minimized or eliminated all together. If you do celebrate with fireworks, please use nothing that is propelled either vertically or horizontally. We have all seen how easy it is for such a device to go astray. Depending on conditions this summer, the Summit County Fire Warden may also see fit to restrict the use of ALL fireworks in our area, so please check before using. For information on how to protect your property from fire, call the Summit County Fire Department at 649-6706.

Feel free to contact me with any water questions, problems or suggestions. Tom Coleman,

Chairman, Water Committee, 435-649-7271 (home), 801-201-0067 (cell)

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Red Hawk Ranch Owners Association  
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P.O. Box 981463

Park City, UT 84098

Tel: (435) 640-

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### **Red Hawk Committee Chairpersons**

- Environmental Committee Chairwoman –  
Susie Weaver, 645-7595
- Finance Committee Chairman –  
Peter Weaver, 645-7595
- Road Committee Chairman –  
Bill Ward, 645-7929
- Water Committee Chairman –  
Tom Coleman, 649-7271  
Cell 801-201-0067

### **New Red Hawk Mailing Address**

Red Hawk Ranch Owners Association  
P.O. Box 981463  
Park City, UT 84098

### **Summit County Weed Control**

To educate people about noxious weeds, the County has produced a pamphlet with pictures and descriptions of the most common noxious weeds found in Summit County. See the pamphlet included in this mailing. Dyer's Woad and thistle are two of the most common weeds found in the County. Summit County has a strict noxious weed policy and it states that property owners must eliminate these weeds from their property. Contact Jack Marchant, Summit County Public Works, 435-640-4188.