

HI-COUNTRY ESTATES II

Newsletter December 2023

MANAGEMENT COMPANY
FCS Community Management
Hoaliving.com

PAYMENTS

Online at website
hoaliving.com or

HCEII

Payment Processing Center
PO Box 98132
Phoenix, AZ 85038-0132

GENERAL

CORRESPONDENCE

HCEII

PO Box 5555
Draper, UT, 84020

HCEII BOARD MEETS

7:00 pm fourth Monday of every
month (except December).

Check the calendar on the website
for location and times. We
welcome our resident's input.

Attendance on zoom available



REMEMBER last year's winter? Here are a few tips from what we learned so we can be prepared this winter, just in case:

1. The snowplow cannot be scheduled at specific times or for individual schedules.
2. If the snow drifts are high enough there is a possibility some people may be trapped in their home for 24 to 48 hours. Make sure you have stocked needed supplies.
3. Salt does not always solve the problem. Once it gets below 25 degrees F the melted snow or ice will freeze making things more treacherous.
4. In some areas of our canyon you will need snow tires, chains and 4 wheel drive to get home. Small compact cars may not make it.

WATER. More information will be coming out soon from FCS community management. The next water lottery will be at the regularly scheduled HOA meeting in February.

CC&R'S/HOA RULES. This is a reminder that storing RV's, boats & trailers as a business is not allowed in our HOA. Also if you have broken down vehicles that are piling up in your yard and causing an eye sore nuisance for neighbors they need to be stored in your garage or somewhere out of the HOA.

STORAGE CONTAINER SHED CONVERSION DRAFT RULES:

At the request of many of the HOA members to change current rules so they can use storage containers (also referred to as sea containers, conex, cargo container or sea van) for storage, the following draft has been put together for members to review. We will welcome comments which can be posted on the FCS community management website (hoaliving.com). At the next HOA meeting in January we will open for discussion and possibly vote on the change.

Objective: Define new suggested guidelines for the Architectural Control Committee (ACC) Procedures Manual and our Rules and Procedures that provide a reasonable method for Cargo Containers to be after appropriate ACC review for shed conversion.

Draft Suggested Language:

Storage shed placement, size and color must be approved in writing by the ACC.

- Placement is not to be on top of utility lines of any kind
- Placement is to be at least 6ft away from home/dwelling unit based on IBC Codes (unless 180 sq ft or smaller).

- Shed/ Accessory Building can not be used for renting as a dwelling unit or occupied as a dwelling unit.
- The maximum height for a storage shed shall be ten feet (10') unless converted to a barn.
- The ACC may vary from the above height and setback guidelines if it determines such guidelines are not in harmony with or consistent with similar structures in the surrounding area or do not preserve adequate open space between structures, as well as any other considerations the ACC deems appropriate in its sole discretion.
- Storage sheds must be placed in rear yards only unless the ACC grants an exception consistent with others in surrounding area due to steep slopes or similar.
- Roof pitch is preferred for handling snow loads but not required. Recommended roof pitch from 4:12 to 9:12
- New Cargo Containers can be modified to visually appear as a conforming shed if reviewed and approved by ACC
 1. The ACC will require the Cargo Container blend with the aesthetic style and colors of the home & be maintained
 2. The Cargo container must be clad in a material that removes the aesthetic appearance of a cargo container; no rusting metal areas
 3. Used cargo containers will not be permitted to be placed on a property due to concern of deterioration process that may have started due to salt water or other transportation method that may damage the floor, structure or surfaces of the container unless pictures and statement from the supplier is provided indicating a 'refurbishment' has been performed for 'like-new' restoration.

Gambel Oak *Article submitted by Jose Galvan*

Hi Country Estates II has a vast amount of Gambel (shrub) Oak throughout the development. Most people do not know how vitally important this tree is to the wildlife that reside up here. It begins at the root system this keeps the hillsides from coming down on us. The tree itself provides food & shelter. But one of the biggest benefits from the tree are the acorns. Native Americans & the pioneers used acorns as a food source. They can be ground down into flour & they are a great source of protein. The deer, turkeys, squirrels, chipmunks & all sorts of other critters eat the acorns as well. In the fall you will hear the deer eating & crunching on the acorns to get much needed protein for the upcoming winter. If you have not noticed our deer do not look healthy, they are very thin. This is in part due to the grasses they used to get, they used to overwinter on the hill to the North of the gate by the mailboxes, the place where they just slammed in 100 or so houses. They no longer get the benefit of sunning on the South slope, but most importantly they lost all their winter feed. I am not anti-building, I am just pointing out an observation, I have been up here a while & have been witness to everything that has gone on since 1996. In the early & late part of winter, you will see the turkeys scratching under all the oak stands getting at the acorns the deer didn't get. They will attempt this in the deep part of winter as well but sometimes like last year, the snows are too deep for them to get to the food source.

There is one thing the average person does not know about Gambel Oak & Acorns: They are a great predictor of how hard the upcoming winter will be. I learned this from an old friend roughly 25 years ago who lived high on the Bountiful East bench. I have to admit, living up here since 1996 it has never been wrong. In the years that the acorn production was low, we had really light winters. The years we had no snow guess what, we had very few acorns. Last year the snows of 2022-2023 we had massive amounts of acorns on the trees & we had one of the worst winters we have had up here. In the 27 years we have lived up here, we have had 3 really bad winters. All were preceded by heavy acorn production. I start watching the oak at the end of July, beginning of August to gauge what the acorns look like for the season. This year we have more acorns than we have ever noticed in 27 years. I have actually had to prop up some branches. I have never done this before, so if the theory does hold true, we can anticipate a cold & possibly heavy snow year. Nature is seldom wrong. It anticipates what is coming up & plans accordingly.

