

Welcome to the Cedar Highlands Home Owners Association Archives!

Master Plan in progress Congratulations! Cedar Highlands has obtained funds for a “Master Plan” for the Cedar Highlands water system. The Board was able to obtain \$40,000 from the State Revolving Fund. As you know, the water system is in need of updating and upkeep. These monies, \$25,000 are a zero percent loan and \$15,000 in grant, allow Cedar Highlands to be considered for further loans and grants from the State. The Cedar Highlands Board is dedicated to updating the water system and assuring the quality of water Members have grown to expect. The Board will continue with work on the water system this year by „developing“ the well and hopefully building a well house. The well house costs far exceed the Members“ annual assessments. If the Board is to meet the goal of building a well house in 2010 a special assessment may be required. The plans for the well house have been completed and bids have been obtained. The Board will again apply to the State for funding; if we are declined, a special assessment will be considered as the Board was under considerable duress as Members“ usage exceeded our spring’s source supply last September. The Board believes this may have been due to water usage not consistent with the CC&Rs – i.e.: outside watering. Low precipitation levels for fall season may have also contributed to the problem. If members adhere strictly to water usage and the weather permits, we may not need the well next fall as our water source. If either Member usage or Mother Nature fail to meet Members“ needs then a well house special assessment will be needed. The Board has obtained a contractor for road maintenance, Schmidt Construction, Inc. The Schmidt Company has an excellent reputation in Iron County and presented a competitive bid. Schmidt Construction has agreed to a 5 year contract for snow removal with Cedar Highlands and they look forward to working further with its Members. Homeowners may contact Schmidt for work on their own property; however the Board cannot endorse any contractor to the Members due to liability issues. The Board respectfully hopes Members understand. Once again, significant issues face your volunteer Board. You can help in two ways, first by your timely payment of annual dues and secondly, by volunteering your time and expertise. Please send your contact information and a brief description of how you would like to help, it would be greatly appreciated. Thank You, John Tully Cedar Highlands Homeowners

Association President www.cedarhighlandshoa.org

For 2010

Mark your calendars for Monday, April 23 to attend the county commission meeting, where the SID to improve our roads to a county gravel standard is on the agenda. Meetings are in the Iron County offices in Parowan at 68 S 100E - the meeting time is 10:15 AM.

3/2/2007 - Note from the Webmaster

I have finally recovered from a hard drive failure, and can once again begin updating this website, and sending out email blasts from time to time. The bad news is that I have lost the email address of anyone who signed up for the email list after 11/18/2005 - so to make it easy, if you would like to be on the HOA email list, please click the 'HOA Email List' button on the left, and send in your request to be added.

Thanks-

Steve Gray

Welcome to the Cedar Highlands Home Owners Association Water Archives!

Starting the week of May 5, 2008 we will be rebuilding the distribution system pressure control structures in order to maintain reasonable pressures and fire flows throughout the system.

We will be working on 2 of the 5 pressure reducing valve (PRV) structures.

During this period of time we may have to shut down the system in order to allow the contractor to install the new valves.

The first of five structures, on Cedar Highlands Dr. is the transition pressure reducing valve between the upper and lower system. The whole water system may have to be turned off for an unknown period of time to properly rebuild this structure with the proper isolation valves.

Water will be available from a running hose by the lower tank on High Mountain View Dr.

ATTENTION HOME OWNERS

NOTICE: WATER SHUT OFF

Beginning April 15, 2008, major improvements to our water system will begin. Two pressure reducing valve vaults will be installed, one on High Mountain View Drive and the other on High Cedar View Dr. Possible interruption of your water supply may occur. For your convenience, the HOA will place a notice on your front door advising you of the date and time of the work being performed. Please be advised that any interruption of your water supply should not exceed 4-6 hours. If you have any questions regarding this matter, please contact any member of the HOA Board

Source Protection Plan

Public Notification

The Drinking Water Source Protection Plan for Cedar Highlands is available for your review. It contains information about source protection zones, potential contamination sources and management strategies to protect our drinking water. Potential contamination sources common in our areas are septic tanks, roads and residential areas. Additionally, our springs have a medium susceptibility contamination. We have also developed management strategies to protect our sources from contamination. Please contact us at the below address if you would like a copy of the plan or have concerns or questions about our Source Protection Plan.

Thank you,

Bob Havens Water Master Cedar
Highlands PO Box 184 Cedar
City, UT 84721 Phone 435
662-2990

April 13, 2005 - **WATER UPDATE**

On Tuesday April 12th, after receiving calls from users on the lower tank distribution system that there was little or no water pressure, we systematically began checking at the lower tank to learn what we could about the problem. It was quickly apparent the lower tank was completely empty and that somewhere in the distribution lines a significant leak had developed. We next began to check current construction sites for possible line destruction by work crews, but found no evidence of leaks. In driving throughout the entire subdivision, including some remote locations, we finally found the source of the leak emanating from the valve system under a fire hydrant located at a remote point of the subdivision along west extension of High Cedar View Drive past the new Haeberle residence. Apparently these decades old valves failed due to age and deterioration. In order to properly replace the valves and also install a new safety shut off valve at the pump house it was necessary to take down the lower system entirely. Crews have been working on the line since earlier this afternoon (Tuesday, April 12). While excavating for the installation of the lower tank shut off valve we encountered a small previously undocumented two inch overflow line that apparently runs from the upper tank to the lower tank which ruptured during excavation and is also being repaired. It was necessary to shut off the upper tank as well anticipating it will be back in service sometime later today. I realize it is an inconvenience to those who daily depend on the water system for their domestic, household needs and we regret that this may be upsetting or perturbing to you. We are, and

remain committed to doing all within our means and resources to effect a positive, long-term solution. We are extremely fortunate to have association members living or working in our subdivision who have volunteered their time to look for the leaks, taken preventive measures to forestall the further loss of water resources and who have stayed and worked with the plumbing crews. We hope soon to return to normalcy and the convenience to which you have become accustomed. It goes without saying that your patience and understanding are greatly appreciated. Sincerely, ... Dave Rowles, President Cedar Highlands Homeowners Association

January 25, 2005

Quick note from Bob Havens, our water master - we will be performing a leak test on our water system at 9 AM on Thursday, January 27, and the water system will be completely shut down for no more than 1 hour - this will help us isolate a leak in our system where we are leaking about 20 GPM. Thank you for your patience...

December 9, 2004 - **PUMP HOUSE UPDATE**

7:30 AM Well, we seem to be out of the woods - please see the presidents page for details...

December 7, 2004 - **PUMP HOUSE UPDATE**

5:30 PM We are at 1.64 feet of water in the upper tank. Given the late hour, I'd say that the pump motor will not be installed until tomorrow AM. Watch this space for updates.

11:30 AM Well, the new pump/motor arrived, but it's the wrong one. Richard Peterson (the plumber) is on his way to Salt Lake to get the right pump, but won't be back to this evening at best, which means those of us on the upper tank will run out of water before he gets back.

Beehive tower update:

In August, a majority of our association voted to authorize the board to negotiate with Beehive Telephone concerning the placement of a telecommunications tower on our common area beyond the cattle trail in the Southwest portion of the subdivision.

Beehive sent a written contract for the Board's review in August. The Board reviewed it at their next meeting in September. Because the contract was written by Beehive from their perspective, a few items were changed so that the contract would also reflect the concerns of the Cedar Highlands Homeowners Association. The contract, with these changes, was sent back to Beehive for their review. Instead of countering the revised version of the contract as was expected, the Association received notice that Beehive has begun the process to try to take a piece of our property by Eminent Domain.

Rather than attempting to acquire the land they had indicated, which was being negotiated in both versions of the contract, Beehive is seeking to put the tower on the property next to their current building, which is mostly on our road right of way.

The Association's legal counsel will be replying to them shortly with the goal of resolving this issue and continuing good faith negotiations.

December 4, 2004 - **PUMP HOUSE UPDATE**

6 PM It goes from bad to worse - both pumps were damaged in the freeze, so we are unable to get water from the lower tank to the upper. A replacement pump is on the way, but will not be installed/running until Tuesday. So, again, conservation of water is key. The upper tank has about 10½ feet of water in it, so we are using about 3 feet per day (about 15,000 gallons) so we should have enough to get us through this crisis, but only if we all conserve. Don't wash your cars... or water your lawns... ;)

December 3, 2004 - **URGENT NEWS FLASH**

7 PM The water leaks have been slowed to drips, and the water to the pump house has all been diverted - Peterson Plumbing will be out in the AM to start the work of replacing broken pipes/valves. At this time, the lower tank is completely full and the upper tank is just under 14 feet (completely full is 29 feet, so we are a bit under ½ full) - please continue to conserve water, as Peterson does not have an estimate for when his work will be complete - watch this space for details...

8 AM We have had a problem in the pump house - the pump house heater has failed, the temperature in the pump house fell below freezing, and some of the waterworks froze and cracked. Details are sketchy at the moment, as soon as Bob provides an update, it will be posted here. It is incumbent on all of us to conserve water at the moment, as we do not yet know the extent of the failure - please, conserve water!