

## **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](http://www.cedarhighlandshoa.org)