



Bear Lake West
Property Owners' Association

BLWPOA New Member Packet

About BLWPOA...

Welcome to the Bear Lake West Property Owners' Association (BLWPOA). Bear Lake West is owned by two Associations, Bear Lake West Property Owners Association, known as the POA, and the Bear Lake West Home Owners Association, known as the HOA. The BLWPOA is an association made up of 402 lot owners governed by a Board of Directors.

The POA is a non-profit organization entirely solvent without any outstanding debt. To provide for the management, upkeep and care of Bear Lake West we have a Property Manager and a Water Master individual. About half the roads in the Association are maintained by the county, the

others are maintained by the Association. Roads are maintained year-round and snow removal for driveways is provided by the Association (see Fees & Services for Members)

The POA is made up of land parcels known as Plats B & C which are located about ¼ mile south of Fish Haven Idaho. They can be reached by taking Loveland Lane east off Highway 89, which is located on the south side of Fish Haven.

The Bear Lake West Amenities which members can enjoy include an excellent

Our Board Members

Amy Karcher, President
Amenities Director
(801) 647-7384
amieek@gmail.com

Michael Wade, Vice
Compliance Committee Chair
(303)921-5258
mrwade0531@gmail.com

Gary Myers, Treasurer
(801) 495-2716 home,
(801) 652-3988 cell
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Michelle Fillion, Secretary
Compliance Committee
(208)317-1048
mfillion.blwpoa@gmail.com

Marty Phipps
Compliance Committee
(801) 698-7665
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Nate Cason
(801)425-9717
natecason@gmail.com

*Annual Membership Meeting is
scheduled at 9am on the second
Saturday of every August*

nine-hole golf course with a full-service pro-shop located in the clubhouse, a swimming pool, a hot tub, tennis and pickleball courts, a beach front, and a club house which contains a restaurant and lounge (bar). Since the Amenities are owned by both associations, the management

and operation are overseen by a third association which is the HOA/POA Amenities. This Association is made of members from both the HOA and POA.

The Association is bordered on the North and West by the Bureau of Land Management

and the U.S. Forest Service. There is easy access to the major trail system in the area.

The board of directors meets on the second Saturday of each month April through November, which the membership is always welcome to attend.

Fees & Services for Members

Services

Power is provided by Intermountain Power (Rocky Mountain Power). Sewer is provided by the Fish Haven Recreational Sewer District. Telephone and Internet service is your choice. Land lines and DSL are provided by DCDI. The water system is owned and operated by the Association. We have great water. The annual water report can be found on our website.

Household waste is collected at the dumpsters provided by the county to the Association located at the Northeast corner of the property where Mountain Way connects to Loveland Lane (Road). Please

refer to the flyer on website for further definitions of what is not allowed in dumpsters.

In order to maintain the property and facilities, the Association owns the following equipment: a backhoe, 2 front loaders, a dump truck, a maintenance truck, a fire truck.

Fees

Water fees are \$175 base plus \$2.50/thousand up to 100,000 gallons. For all usage over 100,000 gals \$5.00/thousand. Water meter readings are rounded to the nearest 1,000 gallons. Meters are read once a year in early Sept, or with ownership change.

POA fees are currently \$265/year, and Amenities fees are \$310 for a total of \$575. Fees are due the 1st of January. All fees are subject to change.

Snow removal from driveways is provided by the POA to our members. As a policy we do not plow unless we have 4 inches or other issues are involved such as ice, if you desire snow removal, please either complete the form included with your water bill, or the one on our website: www.bearlakewestpoa.com and mail it (with appropriate payment) to: Bear Lake West POA PO Box 2086, Sandy, UT 84091-2086. Signup and payment is due by the end of October of each year.

Water System Operator: Dan Fillion (208) 479-6617

Secretary: Michelle Fillion (208)317-1048

BLWPOA Mailing Address:

9 Dutch Canyon Rd

Fish Haven, ID 83287

Website: www.bearlakewestpoa.com,

Email: bearlakewestpoa@gmail.com

All questions, concerns, etc. should be directed to the above individuals first, and then to a member of the Board of Directors if needed. A copy of the Declaration of Covenants, Conditions, & Restrictions of Bear Lake West Properties, Plat B & C, and Amenities is attached.

All development of lots requires approval by the Association. For information pertaining to building your home, please refer to the Building Application page on our web site

www.bearlakewestpoa.com

Bear Lake West Property Owners' Association

Rules and Common Courtesies

Please post this list in an accessible location in your home so it is clearly visible by family and guests. Although this may be your home away from home, please remember that other people are also in residence on the mountain.

Use of ATVs

- ATVs can be a major annoyance to others. Please be respectful.
- All users aged 16 years or younger must wear helmets as required by Idaho law.
- To operate an ATV on public and/or state roads, a driver's license is required.
- ATV use is restricted to existing roads and trails.
- Speed limits are to be observed at all times.

Dogs

- Dogs are to be under the owner's control at all times.
- Please show courtesy to your neighbors by preventing your dog from barking, chasing wildlife, or threatening others.

Guns, Fireworks, & Fires

- Guns use, including air and pellet guns, within boundaries of the POA is prohibited.
- All fireworks are prohibited at all times within the POA boundaries.
- Open fires are allowed but must be contained in a fire pit with appropriate cautions taken, i.e. all flammable materials removed from vicinity of fire pit, preventative tools such as water bucket, shovel, and/or hose close at hand.
- If the State or County puts fire restrictions in place, those must be observed as well.

Noise

- Please observe a noise restriction between the hours of 10 p.m. to 8 a.m. as a courtesy to your neighbors.

Speed

- Dust can be a major issue on the mountain, so please help reduce it by keeping all vehicles to 20 M.P.H. or below as posted.

Garbage

- All trash put into receptacles is to be household garbage only. No construction, furniture, appliances or hazardous waste are to be placed in dumpsters. The county landfill is located approximately 1 mile east of Montpelier. Please see further clarification on our website.

Light pollution

- Light pollution can be an issue for not only our members but our wildlife as well. We try to preserve our night sky for members.
- Any exterior lighting should be directed down at the ground, preferably on a motion sensor so that it is not on all night.
- Holiday lighting is allowed during holiday seasons.

Emergencies

- The Bear Lake County emergency number is 911. The nearest medical facilities are the Bear Lake Clinic located in Garden City, UT or the Bear Lake Memorial Hospital located in Montpelier, ID.
- House or open brush fire incidents should be reported to 911, however the POA does have a brush fire truck which is able to respond more quickly than the County. Please call Lowell Howlett at (515) 423-2000, or Michael Wade at (303)921-5258 to report fires.

Water

- If you have problems with your water, or lack thereof, please call Dan Fillion at (208) 479-6617.
- If you observe a flashing red light on a reservoir location, please call Dan Fillion.

Regulations & Penalties

These rules and regulations are for the protection of individual lot owners as well as adjacent lot owners. Items on this list will be governed by the BLWPOA Board of Directors through the Compliance Committee. In addition to the building specifications located in the BLWPOA CC&Rs, and the Building Applications, all buildings must have the following:

- 2 Different Ridgelines
- Eaves (any part of the roof that overlaps the vertical walls) must be at least 12" in length
- Home placement on lot should be centered as closely as possible or practical when there are adjacent lots
- Home exterior colors must be conducive to the rustic or mountain setting and must be approved by the board

For all construction, all surface disturbing activities (brush clearance, tree removal, etc) must be approved by the Board PRIOR to the act and lot corners need to be marked in advance of obtaining approval. All building except landscaping needs approval from the Board.

CC&Rs

Non-compliance with the CC&Rs can result in penalties as below and/or other actions such as fines and loss of water.

Penalties

1. Non-compliance for new construction will be assessed through the bond process as determined by the BLWPOA Compliance Committee.
2. The following actions will require \$10,000 performance bond:

- a. Construction of all structures of 800 square feet or more
 - b. Garages that include plumbing and electrical such as "Mother-in-law" suites or a bedroom and bath
3. Any construction of between 200 square feet to 799 square feet requiring a Bear Lake County building permit will require a \$1,000 performance bond
4. Non-compliance with the CC&Rs will result as follows:
- a. First violation receives a written warning
 - b. Second violation results in a minimal fine
 - c. If problem persists, fines will be increased

Appeals

The appeal process is as follows:

1. First action is a written request to the BLWPOA Compliance Committee for reconsideration. This should be mailed to BLWPOA Compliance Committee, 9 Dutch Canyon Road, Fish Haven, ID 83287
2. Second action is an appeal to the BLWPOA Board of Directors