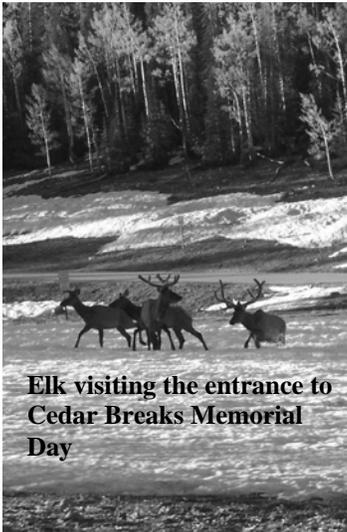


President: Bill King Vice President: Gabor Szekeres
Secretary/Treasurer: Kathy Obenhaus Board Member: Ken Hall



Elk visiting the entrance to Cedar Breaks Memorial Day

Strawberry Pointer



Heavy Winter Precipitation Causes LATE access to ZVME!



Inside this issue:

President's Message	2
CC&Rs	3
Run for Board Vacancy	3
POA Board Nomination Form	Insert
POA membership form	4

Meeting Schedule for Labor Day Weekend at the Fire Station (Sat. Sept 3)

- **1:00** Zion View Mutual Water Company Annual Meeting
- **3:00** ZVME Fire Protection Plan Meeting
- **4:00** ZVPOA Annual Meeting (Election of 2 Board Members)
- **5:30** Potluck Dinner

Record snow fall with a quick temperature rise in late May resulted in late access to our area via the Forrest Service Road due to flooded and bogged roadways.

The week prior to Memorial Day and Memorial Day weekend arrived before the road was accessible to even 4WD vehicles this year. During the month of May the road through Strawberry Valley and into ZVME was flooded with a water pipe break and swift, high running creek waters.

In our division the wet snow load on live tree branches followed by quick, hard freezes this winter caused healthy trees to snap in half or be torn from

the roots to fall. Both the roads in ZVME and the forested lots within the division and the surrounding National Forest is strewn with the trees that fell victim to storms.

Most of the roads within the division have been cleared thanks to volunteers who, in some cases, took two days to clear the roads with chainsaws in order to clear a path to their cabins or lots. Although there are some roads in Unit E that have still not been cleared.

Friday, June 3, a massive mudslide closed Highway 14 below the University Mountain Center. Much of the devastation can be seen as you drive up the canyon as Coal Creek still has



New Canyon created by Mudslide blocking Highway 14 from June 3 to 12.

remnants of fallen and uprooted trees. The apex of the mudslide can be seen high on the mountain side.

Late access to ZVME caused delays in water deliveries and rescheduling of the POA's annual meeting and elections.



Treasurer's Report

Checking Acct Balance:	\$16,187.83
Money Market Balance:	\$10,879.70
Year to Date Expenses:	\$2,878.68
Year to Date Income:	\$5,319.57

Zion View Mutual Water Company and Cedar Mountain Fire Protection District are now renting all three bays of the fire station. One bay to ZVMWC and two bays to CMFPD.

ZVMWC has paid, in full, their rental fees for the entire

year of 2005. CMFPD pays their rental fees quarterly.

Equipment now owned by ZVPOA include the road grader and the Fire Truck. The Fire Truck will likely be operated and maintained by CMFPD.

PRESIDENT'S MESSAGE



"Zion View should be a place to get haven from the rush of the world, but it should also be safe, beautiful and well maintained, and these should be contributions from every land owner in the subdivision. Jump in and see what you can do, it might just surprise everyone!!!"



Finding contractors to do repair work has been a challenge.

Well, it was a winter to either remember or forget, depending on how much damage you may or may not have suffered!!!! Almost everyone had some damage, either trees down or porches or railings down, or worse. Many thanks to all those who came up, put their shoulder to it and cleared the roads. As most of you know, the trees that fell belong to whoever owns the lot the roots were on, and it is the responsibility of the lot owner to take care of the downed trees. This is why it's so very important to follow good tree grooming practices on the mountain. Most, if not all, need to do some thinning, then trim the remaining tree branches up to a height of 6-8'. This will be very hard to accomplish this year as the Burn Dump has been closed due to flooding, but it would be best if this were done and the debris gathered to one point on the property to be collected and dumped when the Burn Dump is operable.

Also, we rescheduled the July 4th meeting as many of you know. This was largely due to everyone still trying to get on their feet due to the late winter. We have also had a position open on the Board for over a year and no-one has stepped up to the plate to lend a hand. I will also be leaving the Board this year as my term is up and I have become involved in the Fire Board and have taken and passed a State Certification Test for Fire Inspector, and have been

appointed to the Kane County Planning Commission. I feel I will be able to do more for our Subdivision in these other capacities as a full-time resident than I will be able to do on the POA Board. So someone out there needs to get involved and help get things done.

I've heard there are some complaints, and that we're getting many of the complaints from people who are not members. All I can say is there is strength in numbers, and we can get a lot more accomplished with a united front than with split and fractured attempts which amount to nothing more than wasted time and breath. Most of you come from areas where you're members of an association, and these are easily recognized as beneficial for the greater percentage of people in the covered area. With the growth we're about to experience on Zion View, we need to make sure everyone is doing their part to keep the safety and welfare of everyone at the forefront. We need to make every attempt to take care of our subdivision as best we can, and do it to the benefit of everyone. It's easy to put the monkey on someone else's back, but we need to look after one another and keep our subdivision in shape and prepared for any eventuality. When power and water come back to our area, it will be much more beneficial to deal with these assessments united than deal with them individually. This will

happen sooner or later, so get on board and help make Zion View a place where neighbors look after one another and a place where we're going to get things done right the first time.

The for instance I can use to illustrate is the parking lot which is going to go away this next year. There is no-one who is going to help us out. We have to deal with the Forest Service ourselves, and they are going to be much more inclined to help 400+ people than they are 150. We have been negotiating with them for about a year, and if we get ground to put in a parking area for Zion View, it will be to benefit every property owner, so every property owner has a responsibility to get with the program. We are also negotiating with the County and private contractors to improve our roads, all of our roads, this benefits everyone, not just those who donate the \$35 per year. You get what you pay for, so if you're not paying, you're holding the rest back from getting the most out of these types of negotiations. We are paying a contractor to blade our roads, is it fair to sit back and let your neighbor pay your share? I don't think so.

Again, thanks to those who do their share and then some, I have appreciated knowing you and look forward to every handshake I get from you.



CC&R Revision Process ~ Questions?

Due to a recent letter from a POA member questioning the process and purpose of the revised CC&R proposal, we wanted to share this response from the Board.

Thank you for your interest and for expressing your views. It must be emphasized that the original CC&Rs which came with your property when you purchased, are still very much in effect. These original CC&Rs can be changed only by 51 % of the vote of all property owners in your subdivision. In this matter non-members of the voluntary association are entitled to vote just as well as members. All of the above is by Utah State Law and our Homeowners Association cannot change it.

You are correct that during the last few years the Board of our Voluntary Homeowners' association has been working on a proposal to submit a new set of CC&Rs to the vote of all property owners. A proposed set was sent for discussion and comment before the July 2004 meeting where all property owners

could participate. As you will recall, if you were present at that meeting, the response of the owners was largely negative. (Nevertheless there were owners and members of the then presiding Board who were in favor of the proposal.)

At about the same time, the composition of the Board has changed as some new members were elected and some did not wish to serve any more or were not reelected. As a result of the July 2004 meeting and because of change of membership on the Board, the new Board reviewed the then proposed CR&Rs and realized that in order to garner support for the new CC&Rs, the several controversial provisions, such as the architectural review committee, assessment of liens against the property, and some others, had to be eliminated.

The present Board has worked hard in creating another set of proposed CC&Rs which are now in their final form approved by the present Board as a "proposal" to the owners. Again, 51 % positive vote

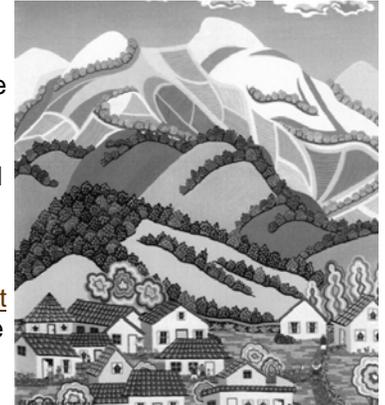
of all owners in a subdivision must be obtained for the new CC&Rs to become effective in that subdivision.

The presently proposed CC&Rs are available for review in the following website

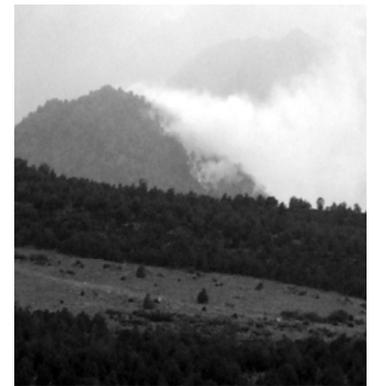
<http://www.zionview.com/7thREVOFCCRs.pdf>

. In the opinion of the present Board, these proposed CC&Rs are reasonable, are not less strict than the existing ones and address certain new matters, such as restriction on generator noise, which are not in the original CC&Rs presently in force. They also provide a way of enforcement by any aggrieved lot owner, or in egregious cases by the Board. However, the real controversial provisions, such as the architectural review committee and assessment of liens, which have generated such a negative response last year, were indeed omitted. These are the ones which were referred to in the Vice President Mr. Szekeres' message in the last newsletter.

The complete revision will be published in August POA newsletter.



"This Board urges all owners to carefully review the proposed CC&Rs and, when they become available for vote, to exercise their vote in their best judgment. "



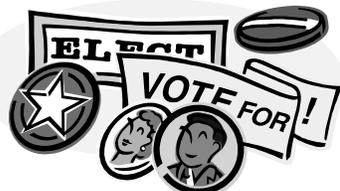
Toquerville-New Harmony Fire weekend of June 25, 2005.

Run or Nominate someone for our two board vacancies!

Two POA board vacancies need to be elected to replace Bill King's and Gail Gookin's position.

If you have great ideas, enjoy solving problems and love our mountain, nominate yourself or someone you trust for these vacancies.

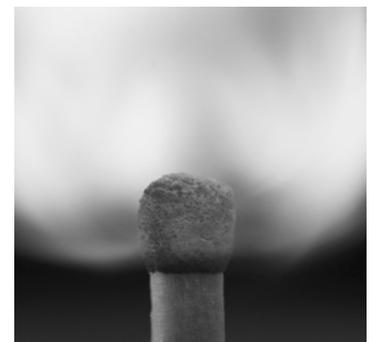
Board meetings are scheduled monthly, unless determined not feasible due to weather or other board member commitments.



Please fill out the Nomination Form insert and mail it to:

ZVPOA
P.O. Box 1905
Cedar City, Utah 84270

You can also fax it to 702-263-5709.



ZION VIEW PROPERTY OWNERS ASSOCIATION

ZVPOA
P.O. Box 1905
Cedar City, Utah 84721-1905

Send us your email address:
Fax: 702-263-5709
Email: windancers92@aol.com

**Community Action through
Public Awareness.**

We're on the web!
www.zionview.com



Not for Profit Organization

Notice: Public Dumpsters in Strawberry Valley are for Household Garbage only. All other construction and forest debris must be hauled out by residents to the county dump.



**Please join us for a
BBQ/Potluck at the Fire
House after the Annual
POA meeting on Sep-
tember 3, 2005 at 5:30.**

**Hamburg-
ers/Hotdogs/Buns, Pa-
per Products and Soft
Drinks provided by the
POA . Bring a side dish
or dessert and your own
beverage if you desire.**

Send in membership dues

Become a contributing , pro-
ductive member of our commu-
nity. The POA is working to
provide opportunities to gather
together as neighbors, fight
increased property taxes and
improve access and road condi-
tions.

Dues have not changed, the
amount is still \$35.00 per year.
Please detach and mail in this
sheet with your check. Please
write your lot section and # on
your check.

Receipts for dues have been
emailed to POA members.
Others may pick up their re-
ceipt at the POA meeting.

Name: _____

Mailing Address:

Phone # (_____) _____

Fax# (_____) _____

Email: _____ Check Amt: _____

Section / Lot # _____

Please check if you would like to participate in the following:

___ Yes, I would like to be on the Entertainment Comm.

___ Yes, I would like the POA to support fighting tax
increases.

___ Yes, I would like to contribute to a snow removal fund.