



The Strawberry Pointer

MAY 2006

**Zion View Property
Owners Association**

ANNUAL MEETING Saturday,
July 1, 2006 at 2 p.m.

ZVPOA FIRE STATION

Zion View POA 2006 Board Elections

The annual POA meeting is scheduled for July 1, 2006 at 2:00 p.m. at the fire station. Elections is one of the item on the agenda. Four seats can be elected.

Page 3 of this newsletter contains a nomination form for 3 board seats that will be vacant due to expiration of elected term.

All property owners are encouraged to join our voluntary Property Owners Association with membership dues at \$35.00 yearly. All POA members are eligi-

ble for nomination to the board and we encourage you to nominate someone or nominate yourself!

Gabor Szekeres, Ken Hall and Kathy Obenhaus' term expires on July 1, 2006.

It is the current board hope that with the CC&R issue resolved as of September 2006 that many of you will feel encouraged to take part of the leadership of the property owners association.



We need you to consider taking a leadership role to preserve our mountain get-a-ways.

Some of the current issues that are of interest to Zion View Property Owners are: Road maintenance, Fire Safety, Possible Zoning Change, revising POA bylaws.

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ZVPOA Annual Meeting Agenda

1. President Call to Order
2. Minutes Annual Meeting 2005
3. Treasurer Report
4. Old Business
 - CC&R voting procedures
 - Fire Council
5. New Business
 - Neighborhood Watch
 - Zoning Change Initiative
6. Member Forum
7. Non Member Forum
8. Adjournment

ZVPOA Board Election Procedures

ZVPOA by-laws call for elections to held at each annual meeting.

Nominations can be make either by mail or at the meeting.

Voting takes place at the annual meeting with ballots provided at the annual meeting.

Only current ZVPOA members may vote, so please mail in your current dues early or you may pay your dues at the Annual meeting.

Ballots will be counted by three ZVPOA member volunteers at this meeting and election results will be an-

nounced at the end of this meeting.

The new board members will then meet with the remaining board members to determine the following board positions:
President, Vice President, Secretary/Treasurer



History and procedures for CC&R voting can be found on the web at www.zionview.com in previous newsletters posted to this site.

Second Annual Fire Council Workshop

Many of us may not be aware that should our division be overtaken by a wild fire many of our cabins and properties may not be defensible. Approximately four hundred thousand acres in Utah burned last year. It is anticipated that many more acres will burn this fire season.

Developing a defensible space means that if a wild fire should threaten our property we need to realize that if it takes more than three fire fighters and 15 minutes to ready and defend the property, the fire fighters will be directed to move to the next property which is defensible. Last summer two communi-

ties in Southern Utah successfully defended their properties from serious wild land fires due to the efforts of this Council.

May 13, 2006 the Second Annual Fire Council Workshop was held in Cedar City. This day long seminar was facilitated by John Schmidt.

The agenda included a summary of the accomplishments of the communities that are members of the Fire Council. Zion View Mountain Estates is a member of the Fire Council and therefore is eligible to take advantage of the full resources offered by the Five County Asso-

ciation of Governments.

Monies are available to us from State Farm Insurance Agency "Good Neighbor Program" to enact our communities fire plan. Please bring your filled in form provided in April's issue of *The Strawberry Pointer* to receive credit for documenting your efforts to make our community fire safe.

At the ZVPOA annual meeting procedures for determining the Wildfire Hazard Rating Factor of your property will be made explained. Discussion of how we can receive help making our lots safe will be discussed.

If you like to Read, you'll love the Duck Creek Literary Guild!

Anyone who likes to read, come when you can! The Guild operates on a very casual basis requesting that only adults participate.

The second Thursday of each month the Duck Creek Literary Guild meeting from 11:00 a.m. to noon. All meetings are held at the Duck Creek Coffee Company, 57 Movie Ranch Drive, Duck Creek Village.

Meeting dates are: June 8, July 13, August 10 and September 14.

A lively discussion of the following books will occur.

June—*Tuesdays with Morrie* by Mitch Albom

July—*The Alphabet Sisters* by Monica McInerney

August—*The "Keys" Trilogy* (read 1, 2 or all 3 of them) *Key of Light*, *Key of Knowledge*, *Key of Valor*.

September—To be announced.

All books are available either new or used on Amazon.com or at Braun Book (27 N. Main, Cedar City, Utah phone 1-435-586-8303) or at your Public Library.

If possible please RSVP with Mary Shurtleff (1-435-682-3056) or MaryAnn King at (1-435-559-0790).



Phone: 435-867-9876

Fax: 435-867-8920

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Business Hours:

9:00 a.m.

to

5:00 p.m.

Interested in advertising in future newsletters?

Please contact us by mail or email. Cost is \$25.00 per issue.



ZVPOA Board Member Code of Conduct and Ethics

ZVPOA Board meets monthly throughout the year. Each Board member has pledged the following code of conduct for their actions on behalf of the property members who choose to belong to Zion View Property Owners' Association.

Code of Conduct and Ethics:

- (1) Board members shall not use their position to enhance their financial position or undertakings.
- (2) Any potential conflict of interest shall be disclosed to the Board and Association Members.
- (3) Board members shall not violate the trust of those they serve.
- (4) Board members shall represent the interests of all people served by this Association and not favor the interests of any particular group or person inside or outside of this Association.

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- (5) Board members shall not use their position on this Board for personal advantage or for the advantage of their friends or supporters.
- (6) Board members shall approach issues with an open mind, prepared to make the best decisions for all members.
- (7) Board members shall pledge to focus their efforts on the Association's mission, not on personal goals.
- (8) Board members shall not exercise their authority as a board member except when acting in a meeting with the full board or as delegated by the board.
- (9) Board members shall not seek to have a contract implemented that has not been duly approved by the Board.

- (10) No promise of anything not approved by the Board as a whole shall be made to any contractor or supplier during negotiations.
- (11) Board shall not engage in any writing, publishing, or speech making that defames any other member of the Board, Association Member, or resident of the community.
- (12) The Board will disclose all information about its actions through open meetings and by making readily accessible Association business and financial records and Board meeting agendas and minutes.
- (13) The Board will treat all Association Members of the community even-handedly and without favoritism.

Zion View Mountain Estates Property Owner's Association Board Nomination Form 2006

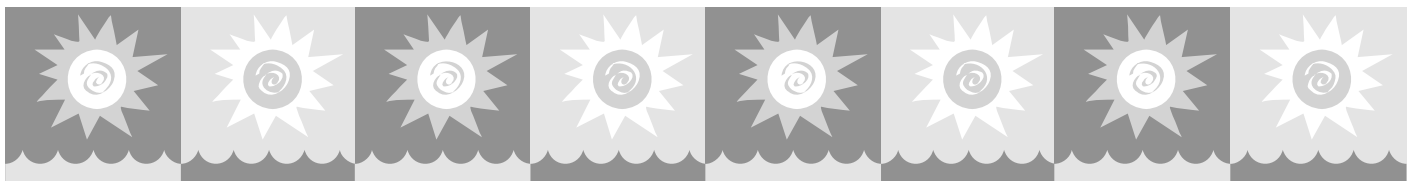
NAME: _____ PHONE: _____ CELL: _____

ADDRESS (address, phone and email will not be published): _____ FAX #: _____ EMAIL: _____

_____ I have read the affidavit and by my signature agree:

COMMENTARY BY NOMINEE (please write a little about yourself and why you would be a great POA Board Member): _____

Please mail this form to ZVPOA PO Box 1905 Cedar City, Utah 84721 by June 25, 2006.



**Zion View Property Owners
Association**

**P.O Box 1905
Cedar City, Utah 84721**

Email: windancers92@aol.com

*Community Action through Public
Awareness*



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

Zion View Website

Information about ZVPOA can be found on the web. This information include previous newsletters and board meeting minutes.

Dr. Dale Etheridge graciously offers ZVPOA space on his and Carolyn's website. We thank them for their contribution.

This website also contains a space where Zion View Property Owners can post their email addresses. This is a great place for you to connect with your neighbors. Please consider posting your email address to this site.

Enjoy the benefits of membership....mail in your dues now!

NAME: _____ **SECTION / LOT #** _____

MAILING ADDRESS:

PHONE # () _____ **FAX# ()** _____

EMAIL: _____ **CHECK AMT:** _____

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 are available upon request.

SEND IN MEMBERSHIP DUES

