

CONNECT

VOLUME I, ISSUE 1 WINTER/SPRING 2021

Welcome to the first issue of the Upper Little Warm Springs community newsletter.

It's called CONNECT because that's what the Communications team hopes to do:

Share information. Learn what's important to you. Work together toward common goals.

If there are topics you'd like to see, or you have story ideas or photos to share, contact us at

ULWScommunication@gmail.com.

We're a small group of volunteers, but we'll do our best to respond promptly.

ULWSA

NEWS

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BRIEFS

Wayne Stocker has joined the ULWSA board. Appointed to fill the seat vacated by Rick Dittrich following Rick's move to the Sheridan area, Wayne is a New Hampshire native and real estate appraiser by trade. He and his wife, Kasandra (Kasi), discovered Dubois several years ago when returning from a Montana fly-fishing trip to their home in Colorado. "We stayed at the KOA campground a few nights, then kept coming back," says Wayne. When "Colorado got too crowded," they bought a lot on Soda Springs Drive and, in 2018, built their home. (It's the pretty gray one with shingle roof and big new garage/workshop.) Although Kasi still maintains a CPA business in Colorado, Dubois is now the Stockers' permanent home. Wayne's term runs through August 2021, when his and two other board positions will be up for election at the annual ULWSA homeowners' meeting. Watch for that date in the June newsletter.



Update on lawsuits. The Court has issued a judgement that affirms the Association's legal existence/standing and has sided with the Association on all of the issues presented in the case.

Info still needed for the ULWSA database. Sincere thanks to all the owners who answered our request for email addresses and phone numbers. If you didn't respond, please take a minute to email ULWScommunication@gmail.com. The info will allow us to communicate much more quickly and economically than printed-and-mailed correspondence. It won't be shared or used for any purpose other than subdivision news or business.

Mind the rules for burn piles. The subdivision allows burning of woody debris only (no household or construction trash), and burn plans must be approved in advance by the sheriff's office. Call 307-332-5611. Owners are legally responsible for damage to any neighboring property or federal/state/county land caused by an out-of-control or negligent fire that originates on their property.

BYE-BYE BUFFERING! *Range to install fiber-optic technology throughout ULWS in 2021*

Internet streaming is about to get a whole lot faster—up to a massive gigabit per second download/upload speeds—for those who want it.

Adria Trembly, regional manager in the Dubois office of Range (formerly DTE), confirms that underground installation of the new fiber-optic cables will begin this summer, most likely mid-June to early July, with completion sometime in fall. A few lower-elevation ULWS homes have enjoyed fiber-optic technology for some time, while homes at the top of the subdivision have been limited by the existing copper cables to maximum speeds as slow as 10 Mbps. (At least 25 Mbps is recommended for streaming 4K video.) Tie-in to individual homes will be free during the subdivision-wide installation phase, but monthly subscriptions will still be required for internet or internet-plus-phone service.

Visit range.net for current packages and pricing. Look for construction details in the June newsletter.

TREE TIME *Mark your calendars for*

annual Conservation District sale of seedling trees and shrubs



Erin Hannelly, district manager of the Dubois-Crowheart Conservation District (and our Upper Little Warm Springs neighbor), confirms this year's sale will offer a wide range of predominantly native species.

Bare-root shrubs including Woods' rose, caragana, golden currant, honey locust and several others will be sold in lots of 25 plants (5" to 30" high each depending on species) for \$36. Mountain mahogany, antelope bitterbrush, and eight species of conifers measuring 6" to 12" tall will be \$110 per lot of 30—perfect for windbreaks, says Erin. The sale also will include gallon-size pots of Rocky Mountain juniper, Woods' rose, and shrubby cinquefoil for \$17 each, as well as a variety of individually priced potted trees, shrubs, and perennials.

Visit duboiscrowheart.org for more information, then call the DCCD at 307-455-3688 to check availability and place your order. Orders must be placed by May 14, with pick up scheduled for May 27 outside the DCCD office in town hall. Happy planting!

ULWS WORKING GROUPS AT WORK

ROADS Keeping roads in good shape is a priority for all. With input from local experts and community volunteers who have interest or background in this area, the Roads working group will strive to assess community wants and needs, weigh options, and propose a 3-to-5 year plan for maintaining and judiciously improving ULWS roads. Contact Chris Rodkey at rodkeychristopher@gmail.com or 307-450-8007 if you'd like to participate. A big thank-you to Doug Mallory and John Doherty for joining the team.

COVENANTS Do the Covenants created by the subdivision's founder in 1974 still serve our community well, or is it time to explore the possibility and practicality of making updates? Covenant changes require a notarized "yes" vote by 75% of members, which could require substantial effort, so gauging interest in this issue is the first step. Anyone interested in serving as community lead for the Covenants working group should contact Wayne Stocker at 970-829-2418 or waynestockerappraisals@gmail.com.

BUILDING MATERIALS Aaron Coleman takes lead on the Building Materials working group. He is seeking volunteers to join him in reviewing Covenants, past Board decisions, and other information to determine whether and in what manner materials other than those previously approved by the Architectural Control Committee could be supported. If changes to Covenants or Bylaws are required to enable change, the Building Materials team would work with the Board and community to propose a course of action. Maintaining the general appearance and harmony of the subdivision is key. Contact Aaron at aaronmcoleman@gmail.com if you'd like help.

COMMUNICATIONS Updating our master ULWSA member database is now much easier. Thanks to neighbor Tim Judson, the process of downloading data from the Fremont County tax rolls has been automated. This ensures the most current info on owners and physical addresses is reflected in our database. Winter/Spring, Summer, and Fall editions of the newsletter are planned, with member surveys and working group updates as needed. We're also exploring potential community events and modifications to make the ULWSA.com site more user-friendly and informative for you.

FAQs

Where can I find HOA bylaws and other documents? Original subdivision plats, Covenants, and Articles of Amendment can be viewed in the Library area of the association website, ULWSA.com. Electronic or paper copies of financial statements, meeting minutes, bylaws governing the ULWSA non-profit corporation, and other documents can be requested by emailing boardofdirectors@ulwsa.com.

How do I contact the ULWSA Board? Email boardofdirectors@ulwsa.com or address mail to P.O. Box 692, Dubois, WY 82513

Who are the current Board members? Peter Tattersall, President; Mary Kiernan, Secretary; Chris Rodkey, Treasurer; Aaron Coleman, Director; Wayne Stocker, Director

Who makes up the Architectural Control Committee and what is its purpose?

The officers and directors of the ULWSA Board also serve as the subdivision's Architectural Control Committee, responsible for ensuring that property values are preserved, Covenants are followed, and our community remains an aesthetically harmonious place to live. Plans for any buildings or structural changes to the exterior of your property must be submitted to the ACC for approval before work begins. Email boardofdirectors@ulwsa.com or address mail to P.O. Box 692, Dubois, WY 82513.

**The ULWS Communications Working Group consists of community volunteers Tracy Hayes, Sara Tickler, Cathy Groves, and Tim and Julie Judson, and does not represent the Upper Little Warm Springs Association (ULWSA) or its Board.*