EMAIL

From FCS Community Management (eastmountain@hoaliving.com)

To East Mountain homeowners

Date Thu, Apr 13, 2023, 4:05 PM MT

Subject Spring Run-Off Information and Resources

Dear Homeowner :

Although springtime in Utah always comes with a risk of some flooding, the significant snowfall we have experienced this season increases the likelihood some communities will be impacted by spring runoff. With snowpack breaking a 40 year record, the melting snow and rain can lead to increased water levels and flooding, which can pose a serious threat to both property and personal safety. It is important to be informed, proactive, and prepared in case of an emergency. According to the Utah Department of Public Safety, Division of Emergency Management (DEM), “It’s impossible to know how much flooding to expect, or where or when it will flood. That depends on the weather. What we do know is that now is the time to know your risk, prepare for the hazard, and mitigate potential damage.” This letter is being sent to help keep you informed and prepared.

Here are some tips to help you prepare for the spring runoff:

1. Use the interactive tools on the FEMA flood map to help determine whether you are in a flood zone https://floodhazards.utah.gov/property-owners/
2. Stay informed: Keep up to date with the latest weather forecasts and flood warnings from the National Weather Service, local news, or other sources. Sign up for emergency alerts from your local government or community.
3. : Create an emergency kit with essential items like food, water, medications, and first aid supplies. Keep important documents in a waterproof container and have a plan for where to go and how to communicate with loved ones in case of an evacuation.
4. Protect your property: If you live in an area prone to flooding, take steps to protect your property. This might include elevating furniture, appliances, and other valuables, or installing flood barriers or sandbags.
5. Report potential problems: If you see drainage ditches or storm drains are blocked by debris, make a report to the city (for public roads) or the HOA (for private roads). If a problem occurs on common or limited common areas, submit a service order using the portal or call the office to make a report.
6. Stay safe: Avoid driving or walking through floodwaters, as even shallow water can be dangerous. Keep children and pets away from waterways and other areas where flooding is likely.

We encourage you to take these steps to prepare for the spring runoff and stay safe during this time. For more information on how to prepare for possible flooding, visit the Utah Division of Emergency Management website at https://dem.utah.gov/.

Additional resources and information can be found at:

https://beready.utah.gov/

https://www.usu.edu/today/story/ask-an-expert--tips-to-reduce-the-chance-of-flood-damage-to-your-home

https://slco.org/flood-control/flood-preparedness-manual/

https://www.washco.utah.gov/departments/emergency-services/flood-information/

We are hopeful a gradual snow melt will prevent widespread flooding but encourage you to be prepared and stay informed.

Sincerely,

East Mountain Owners Association
(801) 256-0465 | www.hoaliving.com

Saved from David McLaughlin's email on November 4, 2026 for the East Mountain HOA site. Owner names in greetings, account numbers and private email addresses are removed.