



# Sun Peak News

April 2011

[www.sunpeak.org](http://www.sunpeak.org)

For Sun Peak Homeowners Association Members

## Annual Sun Peak Clean-up Day – May 21

Join your neighbors at the clubhouse at 9 a.m. to share some treats and to pick up some trash bags before heading out into the neighborhood for the cleanup. A dumpster will be available in the Sun Peak clubhouse parking lot for Sun Peak owners to dispose of debris from your yards during the weekend of May 21st. Be considerate and DO NOT fill the dumpster with landscaping debris. Keep in mind that the Park City Recycling Center takes used appliances, lumber, lawn mowers, etc. so think about whether you can recycle an item before you put it in the dumpster. Please review the items you can donate to the Recycling Center on their website at [www.recycleutah.org](http://www.recycleutah.org) or call them with 435-649-9698 with questions.

## Spring is Here

As the snow melts, there is a considerable amount of dog litter that needs to be cleaned up. Please take the time to clean up your yard and your neighbors' yards where your dog may have wandered during the winter months. It is very important that pet owners be responsible by cleaning up after their pets in consideration of your neighbors! Also, remember there is a Summit County leash law in place that requires your dog to be on a leash when off your property.

## Sun Peak Going Green

The Sun Peak HOA is going green! A newsletter will continue to be published quarterly but will only be mailed once each year in January. The other quarterly newsletters will be posted on the website at [www.sunpeak.org](http://www.sunpeak.org).

## HOA Board of Trustees Meeting

The next HOA Board of Trustees meeting will be held on August 3, 2011 at the Sun Peak Recreation Center at 7 p.m. Property owners are always welcome to attend these meetings.

## Sun Peak Board of Trustees

The following people are now serving as Trustees. You may contact them via email or phone as listed below:

- John Renola – The Cove @ Sun Peak/Willow Draw (801-860-0393) [renolajohn@comcast.net](mailto:renolajohn@comcast.net)
- Val Langan - Mahogany Hills/Cedar Draw (940-1940) [vnereid@earthlink.net](mailto:vnereid@earthlink.net)
- Dave Dubois - Mahogany Hills/Cedar Draw (901-2821) [itsnowjoke@hotmail.com](mailto:itsnowjoke@hotmail.com)
- Wendy Cole – The Cove @ Sun Peak/Willow Draw (940-1452) [Skysister47@hotmail.com](mailto:Skysister47@hotmail.com)
- Roger Sawyer – Cedar Draw Estates (801-580-3313) [Roger.Sawyer@riotinto.com](mailto:Roger.Sawyer@riotinto.com)

## Pool Opening

The pool will open at 10 a.m. on May 27 for everyone's enjoyment. The pool water is heated to 80 degrees. Please read the reminder about the new rules below.

## 2011 Dues

On March 1, 2011 access to the clubhouse, pool and tennis courts was denied for those who have not paid their Sun Peak annual dues. There is a \$35 fee to re-program the clubhouse access key to allow access again once the late dues are paid.

## Sun Peak Traffic Calming Study

The Association is currently working with Summit County to perform a traffic calming study in Sun Peak. Volunteers are still needed to serve on this committee so if you are interested in helping out with this effort, please email Brenda Lake at [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com). PLEASE slow down when driving in our neighborhood and tell your family, friends and contractors to obey the 25 mile per hour speed limit.

## **Sun Peak Property Owners Who Rent Their Homes**

Please make sure that you pass along any Sun Peak community information to your renter, especially if you release your privileges for the clubhouse to them. You should not give a clubhouse key to a new renter. Instead, a key will be issued to the renter after you have given written permission to do so. At that time, the rules and procedures will be reviewed and the renter will sign the appropriate paperwork to ensure a proper understanding of the clubhouse's use. The Sun Peak property owner is responsible for ensuring that the renter follows the Sun Peak Master CC&R's. This includes prohibiting the parking of trailers in driveways or on lawns and following any other CC&R's, clubhouse rules or policies. If you are an owner and are renting your home, contact Brenda Lake, 640-1150, with any questions.

### **Be Considerate of Your Neighbors**

- Turn off outdoor lights before 11 p.m.
- Clean up any items stored under your decks and in your yard that may be an eyesore to your neighbors.
- Bring your trashcans in from the street after the trash is picked up. ***They cannot be stored outside.***
- Remember that trailers of any kind cannot be stored in your driveway. They may be parked in your driveway only during periods of use up to 72 hours.
- Pick up after your pets and keep them under control at all times.

## **Noxious Weeds**

Dyer's Woad, golden pea, and thistle are the three most common weeds found in Sun Peak. Each spring, the HOA pays a local landscaper to spray our open space for these weeds and we ask that you eliminate these weeds from in and around your yard too. Greenleaf Enterprises, 647-6776, is the company we use to spray these weeds if you would like a professional to eliminate these weeds for you. Or, you can look at the Summit County website at <http://www.summitcounty.org/weeds/> for information on identifying and eliminating the most common weeds in our area.

**Make sure you leave the clubhouse facilities at 9 p.m. when they close.**

## **Tennis Courts**

The tennis court nets will be put up soon and will be available for use. Some cracks on the court will be filled again this spring. Please reserve a tennis court by using the sign-up sheet on the tennis court gate up to a day in advance only. Please be considerate and follow the reservation rules for the benefit of all Sun Peak residents.

## **Sun Peak Website - [www.sunpeak.org](http://www.sunpeak.org)**

Please take some time to review our website for important community information. The clubhouse rental calendar and all pertinent rules are available online. The minutes of the board meetings and the date of the next Board of Trustees meeting are posted there. The CC&R's and newsletters are also available online. Check out this valuable resource.

## **Swimming Pool Use Rules**

Each Sun Peak family may only bring 10 guests to the pool at any one time without paying a cleaning fee. In the past, a Sun Peak resident was allowed to bring as many guests to the pool as they liked. When more than 10 guests are brought to the pool, the Sun Peak resident must fill out the Pool Group Use Application (found on the Sun Peak website at [www.sunpeak.org](http://www.sunpeak.org)) and pay a \$50 cleaning fee. This cleaning fee type of "rental" does not include the use of the upper level of the clubhouse only the pool area.

In addition, any gathering at the pool such as a "birthday", "soccer", or "end-of-year" party where food other than snacks is brought into the area (pizza, cake, ice cream, etc.) even when there are less than 10 people must fill out the Pool Group Use Application ([www.sunpeak.org](http://www.sunpeak.org)) and pay a \$50 cleaning fee. This cleaning fee type of "rental" does not include the use of the upper level of the clubhouse only the pool area.

No private swim or exercise lessons are allowed at the swimming pool or the exercise room for the maximum enjoyment of the facilities by all residents..