



Sun Peak News

January 2012

www.sunpeak.org

For Sun Peak Homeowners Association Members

Rentals in Sun Peak

Please be aware that nightly rentals are not allowed in Sun Peak. Leases must be for no less than 30 days.

Each year, there have been some instances of Sun Peak property owners renting to groups of separate unrelated individuals. The Board of Trustees reminds Sun Peak owners that the Sun Peak community is a single-family community and renting to a group of separate individuals is not allowed because a group of separate individuals is not considered a family as defined by Summit County ordinance. The Sun Peak Association is governed by a document entitled the Master Declaration of Covenants, Conditions and Restrictions (CC&R's) and this is the legal governing document for our subdivision. The CC&R's are filed with Summit County and when a property is purchased, owners sign a legal agreement to adhere to the CC&R's provisions. There are a number of subdivisions in the Sun Peak Master Association including Mahogany Hills, Cedar Draw, Cedar Draw Estates, Willow Draw Cottages (Plats A through F) and The Cove @ Sun Peak. All the Sun Peak subdivisions are designated as single-family residential neighborhoods. Nightly rentals are not allowed in any of these subdivisions. Summit County defines a family as " a collective body of persons doing their own cooking and living together upon the premises as a separate housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond as distinguished from a group occupying a boarding house, lodging house, club, fraternity or hotel." Using Summit County's definition of a family, renting to groups of separate individuals violates Summit County zoning and the Sun Peak Master CC&R's.

HOA Board of Trustees Meeting –The next HOA Board of Trustees meeting will be held on Monday, January 24, 2012 at the Sun Peak Recreation Center at 7 p.m. Property owners are welcome to attend these meetings.

2012 Dues

Your 2012 dues invoice was mailed December 1, 2011. The 2012 annual dues are the same as those collected in 2011 and are shown below. Your payment should be sent to the HOA at 1950 Bear Hollow Drive, Park City, UT 84098 by January 31, 2012. If not received by that date, interest will begin to accrue on February 1 and a \$50 late fee will be charged to your account. Be aware and send in your payment now if you have not already done so.

- The Cove @ Sun Peak Multi-Family - \$310
- Mahogany Hills, Cedar Draw and Willow Draw Cottages - \$465
- Cedar Draw Estate & The Cove Estates - \$620

This year the Cove at Sun Peak owners were also invoiced in December by the Sun Peak Master Homeowners Association and payments should be sent to the Master Association address above.

Remember, there is a \$50 fine if the dues are not received by the HOA by January 31st, 2012.

On March 1, 2011 access to the clubhouse, pool and tennis courted will be denied for those who have not paid their dues. There will be a \$35 fee to re-program the clubhouse access key once the late dues are paid.

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

Exterior Changes to your Property

Please submit any exterior changes that you want to make to your property to the Design Review Committee. Information about the required paperwork can be found on the Sun Peak website under the Design Review Committee heading or by contacting Brenda Lake at sunpeakpc@gmail.com or 435-640-1150. Exterior changes that require review include paint changes, landscaping, exterior siding or roofing materials or any additions to the existing home.

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.
- Snow blow between the hours of 6 am and 10 pm

Sun Peak Website – 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.

Winter is here - Please do not park on the street overnight. This hinders proper snowplowing of our roads inconveniencing everyone in the neighborhood.

Board of Trustees Election

Roger Sawyer and David DuBois were re-elected to serve on the Sun Peak Board for 2012 and 2013. We thank them for their willingness to serve the community.

Summit County Snow Removal Operations

The Summit County Public Works Department has notified the Sun Peak HOA about some rules concerning snow removal in the winter. If you have questions for Public Works, contact Tim Richins at 615-3971.

- It is unlawful for anyone to deposit snow accumulated on private property within the traveled portion of any public street in a manner that impedes the reasonable flow of traffic on that street.
- There shall be no on street parking between November 15th and April 15th. Vehicles that hamper snow removal operations will be towed or removed at the owner's expense. Damage to snow removal equipment resulting from contact with vehicles parked on the street shall be the responsibility of the vehicle's owner.
- The County shall not assume any liability for damage to improvements or landscaping in the County right-of-way that result from normal snow removal activity. Any damages are the responsibility of the property owner. The County right-of-ways for most roads in the County are wider than the paved area to allow space for utility services and snow storage.