



# Sun Peak News

Fall 2009

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

For Sun Peak Homeowners Association Members

## **Speeding in Sun Peak – SLOW DOWN!**

The Board would like to highlight its concern for speeding in our community. School has started with children walking to and from school and the bus stop. Please keep our community safe and a place we all want to live by slowing down. Tell your friends, neighbors, and family. Be an example to your children and SLOW DOWN. Speeding has been a concern in Sun Peak for sometime and has been addressed by placing speed-monitoring signs on lower Bear Hollow Drive.

The Association is starting a campaign to try to reduce speeding in the community. Most of the speeders are residents and a small percentage is visitors and contractors. If the residents continue to speed in excess, the Association may have to petition the County and request speed humps or other traffic calming devices be installed. Those of you who speed up and down the hill know who you are. Please take the appropriate steps to be a good neighbor and protect our kids, pets and wildlife. This community street is one that can be enjoyed for pleasure and recreation if speeding is not always a concern by users.

## **Tip Weevil Alert**

Don't forget to spray your spruce trees for tip weevils before winter. These pests can kill your evergreen trees. Trees should be sprayed each year in the spring and fall.

## **Board of Trustees Election in the Fall**

Two Sun Peak Board of Trustees positions are up for election this fall, one to represent the Mahogany Hills and Cedar Draw subdivisions (currently filled by Gary Drage) and one to represent the estate lots located in Cedar Draw and The Cove @ Sun Peak (currently filled by Walter Gaertner). Please consider running for one of these open positions to help represent your subdivision. If you are interested in running for one of the open Board positions, contact Brenda Lake at 435-640-1150.

## **HOA Annual Meeting**

The next HOA Board of Trustees meeting will be held on Monday, November 16, 2009 at the Sun Peak Recreation Center at 7 p.m.

## **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)
- Gary Drage - Mahogany Hills/Cedar Draw (658-4295) [garyandnel@hotmail.com](mailto:garyandnel@hotmail.com)
- Wendy Cole – The Cove @ Sun Peak/Willow Draw (940-1452) [Skysister47@hotmail.com](mailto:Skysister47@hotmail.com)
- Walter Gaertner – The Cove @ Sun Peak and Cedar Draw Estate Lots (649-7535) [cooley1@mwutah.com](mailto:cooley1@mwutah.com)

## **The Cove @ Sun Peak**

Residents of the subdivision, the Cove @ Sun Peak, are part of the Sun Peak Master Homeowners' Association. There is also a separate Cove @ Sun Peak Condo Association that handles most of the day to day operations of the subdivision. A new management company, PMA, took over the Condo Association management on October 1, 2009. Call Tim Jones at PMA, 435-645-7888, with any condo association related concerns. Any questions about the clubhouse or tennis courts, call Brenda Lake at 435-640-1150.

## **Swimming Pool Season**

Thanks for a great pool season. The pool is now closed. Please look in the lost and found in the clubhouse entry for anything you may have left over the summer. These items will be donated to a local charity if not picked up by the end of October.

### **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, the property manager (Brenda Lake - 640-1150) should issue the key to the renter after you have given written permission to do so by filling out the Amenities Release form found on the website. 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 with any questions. Renters cannot use the clubhouse without the owner releasing their amenities privileges to them.

### **Wireless Internet at the Clubhouse**

Wireless internet is now available inside the clubhouse. The Association will be working toward expanding the wireless range to the pool area by the next pool season.

### **Please 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 and RV's 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.

### **Sun Peak Trails**

The Sun Peak trails have been a wonderful benefit to many Sun Peak residents. Dave Dubois is the board member responsible for trail construction and maintenance. You are welcome to email Dave if you have questions or thoughts for improving the Sun Peak trail system at [itsnowjoke@hotmail.com](mailto:itsnowjoke@hotmail.com). A trail map is available on the Sun Peak website via the "Maps" page of the website.

### **Clubhouse Hours**

**Clubhouse hours are 5:15 a.m. to 9 p.m.**

**Please make sure you leave the facilities at 9 p.m. when they close.**

### **2010 Annual Dues**

The HOA Board has reviewed and approved the 2010 operating and reserve budgets. The dues for the calendar year 2010 will remain the same and be as follows:

- The Cove @ Sun Peak Multi-Family - \$300
- Mahogany Hills, Cedar Draw and Willow Draw Cottages - \$450
- Cedar Draw Estate & The Cove @ Sun Peak Estate Lots - \$600

### **[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. These meetings are held about every six weeks and are always open to any interested Sun Peak Property owners. The CC&R's and newsletters are also available online. Check out this valuable resource.

**DON'T FORGET TO SLOW DOWN IN OUR SUN PEAK NEIGHBORHOOD. KEEP YOU AND OTHERS SAFE BY DRIVING THE SPEED LIMIT (OR SLOWER)! THANK YOU.**