



Sun Peak News

April 2009

www.sunpeak.org

For Sun Peak Homeowners Association Members

Annual Sun Peak Clean-up Day – A dumpster will be available in the Sun Peak clubhouse parking lot for Sun Peak owners to dispose of landscaping and other debris from their yards during the weekend of May 16th. Please take time that weekend to cleanup any trash around your property or in the open space near your property. 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 or call them with 435-649-9698 with questions.

Sun Peak 2009 Projects

Several Sun Peak projects are planned for this spring. They include:

- The clubhouse parking lot will be crack sealed, seal coated, and re-stripped as soon as the weather allows.
- The carpet in the clubhouse will be replaced.
- One of the pool heaters will be replaced with a newer more efficient one.
- The swimming pool gate will be replaced with one that operates more smoothly.

Pool Opening – The pool will open at 10 a.m. on May 23 for everyone’s enjoyment. The pool water is heated to 80 degrees. Please read the reminder about the new rules below.

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!

Important Recreation Center Rules To Remember For The Safety And Enjoyment of All Residents

- The tennis courts are for tennis playing only. They are not to be used for skateboarding, roller-blading, ball playing or any activity other than tennis.
- Do not “lend” your recreation center key to anyone. It is your responsibility to maintain the security of our facility by accompanying any guests you bring to the clubhouse.
- Please do not prop open the swimming pool gate. This is a liability and safety concern.
- Please supervise your children closely when using the pool. Do not allow them to play in the bathrooms. The showers have been left running a number of times in the past.
- The clubhouse facilities close at 9 p.m. and the burglar alarm is activated. Please be out of the facilities by 9 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
- Val Langan - Mahogany Hills/Cedar Draw (940-1940) vnereid@earthlink.net
- Gary Drage - Mahogany Hills/Cedar Draw (658-4295) garyandnel@hotmail.com
- Wendy Cole – The Cove @ Sun Peak/Willow Draw (940-1452) Skysister47@hotmail.com

HOA Board of Trustees Meeting. The next HOA Board of Trustees meeting will be held on July 6, 2009, Monday, at the Sun Peak Recreation Center at 7 p.m. Property owners are always welcome to attend these meetings.

New 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. The new rule applies when more than 10 guests are brought to the pool, the resident must fill out the Pool Group Use Application (found on the Sun Peak website at 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) 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 for liability reasons.

Sun Peak Property Owners Who Rent Their Homes

The Board of Trustees wants to remind 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. 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 – 435-640-1150) should issue the key 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 with any questions.

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 Board will be working to install two connections to the new trails that were installed last summer in the Sun Peak open space. This includes a trail connection from lower Mahre Drive to the new trail that was installed in the gully between Mahre Drive and Tommy Moe Place. Another trail connection will be installed in the open space on the corner of McKinney Court and Bear Hollow Drive to connect the lower section of the new trail installed last summer to the upper section. A trail map with of the existing Sun Peak trails can be found on the Sun Peak website, www.sunpeak.org.

Noxious Weeds

Dyer’s Woad and thistle are the two 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. You can also call Glenda Gehri, 655-3115, or Brenda Lake, 640-1150, with questions. They would be glad to point out these weeds in your yard for you.

Tennis Courts

The tennis court nets are up and the tennis courts are 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.