



# Sun Peak News

January 2009

[www.sunpeak.org](http://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 more instances of Sun Peak property owners renting to groups of separate unrelated individuals. The Board of Trustees wants Sun Peak owners to understand 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 are the legal governing document for our subdivision. The CC&R's are filed with Summit County and at settlement 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 (except The Cove @ Sun Peak condominiums) 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 January 27, 2009 at the Sun Peak Recreation Center at 7 p.m. Property owners are always welcome to attend these meetings.

## 2009 Dues

Your 2009 dues invoice was mailed December 1, 2008. The 2009 annual dues are the same as 2008. Your payment should be sent to the HOA at 1950 Bear Hollow Drive by January 31, 2009. In addition, interest will begin to accrue on February 1. The dues for the calendar year 2009 are as follows:

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

The Cove at Sun Peak owners send your payments to your Condominium Association – Greater Park City Properties, PO Box 980845, Park City, 84098.

**There is a \$50 fine if the dues are not received by the HOA by January 31<sup>st</sup>, 2009.**

On March 1, 2009 access to the clubhouse, pool and tennis court 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.

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

## 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)

## **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
- Please park in a parking stall at the clubhouse when getting your mail. Parallel parking blocks three parking spaces.

## **Cedar Draw Estates Board Member Needed**

Jeff Kaiser, the Sun Peak resident representing Cedar Draw Estates, moved unexpectedly to Oregon recently. His move resulted in an opening on the Sun Peak Board of Trustees. Anyone that owns property in Cedar Draw Estates subdivision that is interested in serving out the last year of Jeff's term, please contact a current Board member.

## **Board of Trustees Election**

Val Langan representing Cedar Draw and Mahogany Hills was re-elected to the Board for two more years. Congratulations and good luck!

## **2009 Planned Major Improvements**

The 2009 HOA planned improvements include:

- New carpet in the clubhouse interior
- Parking lot crack and slurry seal
- Replacing the swimming pool entrance gate
- Replacing the pool boiler

## **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 15<sup>th</sup> and April 15<sup>th</sup>. 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 results 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.

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

Please take some time to review our redesigned 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.