

## COMMUNITY UPDATES



**ANNUAL MEETING** will be held on Thursday, December 6, 2018 from 6:00 pm to 8:00 pm at the Sun Peak Clubhouse, 1950 Bear Hollow Drive, Park City, UT 84098. Homeowners are requested to attend as the following items are being discussed and presented:

- PROPOSED MODIFICATIONS TO THE SUN PEAK CC&R'S (governing docs).
- PROPOSED COMMON

**AREA IMPROVEMENTS** (entry, pool and tennis court improvements)

- 2019 BUDGET (budget increases for capital improvements, maintenance cost increases)

**SPEED CONTROL.** Summit County has installed striped crosswalks, and speed control measure on Bear Hollow Drive to slow the traffic. Parking stalls at Rob's Trail head have been re-stripped, and the parking

stalls have been moved further in from the road to improve traffic flow in this area. If you have questions or concerns regarding public roads within Sun Peak, or wish to be a part of a group of concerned homeowners working with Summit County to manage speeds and parking issues please contact Brandon Brady at Summit County Engineering at 435-336-3250 or email [bbrady@summitcounty.org](mailto:bbrady@summitcounty.org).

**SUN PEAK OPEN SPACE WILD FIRE AND FOREST MANAGEMENT.** Sun Peak has approximately 312 acres. Previous budgets did not contemplate wildfire management of these open spaces. The association has added a line item to its 2019 budget to allow for additional maintenance of these areas. If you would like to learn more about landscape

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# COMMUNITY REMINDERS



**NIGHTLY RENTALS are NOT permitted in Sun Peak.** Violations will be enforced as per the CC&R's, Rules and Regulations, and the Schedule of Fines available on the [sunpeak.org](http://sunpeak.org) website.



**DESIGN REVIEW.** Please check [sunpeak.org](http://sunpeak.org) for information. If you are not sure if you need approval, please email [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com) or contact Senta Beyer at 435-640-8472.



**TURN OFF OUTDOOR LIGHTS BY 11 p.m.** Consider replacing outdoor lights with lower wattage bulbs and make sure all lighting is down lit. Protect our Night Sky!



**NO PARKING ON STREETS.** Please be considerate and do not block access to residences in Sun Peak. Parking on public streets from Nov-May could result in your car being towed by Summit County.



**CLEAN UP AFTER YOUR PETS,** and keep them under control: Please abide by leash laws!

**CLEAN UP** any items stored under your decks, on the sides of your house and/or in your yard. The CC&Rs prohibit the storage of potential eyesores. Keep our neighborhood looking clean!



**TRASH.** Bring in your trash cans in from the street after the trash is picked up. Trash cans cannot be stored outside.



**MAIL.** Report issues with mail to the Park City Postmaster at 2100 Park Avenue, Park City, UT 84098 (435) 655-8037.



**RULES AND REGULATIONS AND SCHEDULE OF FINES.** The Sun Peak Master HOA rules and regulations, and the schedule of fines are available at [sunpeak.org](http://sunpeak.org) or email the manager at [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com) or call Teresa Wharton at 435-640-5857 with any questions or concerns you may have. The association follows the rules and regulations as written in the CC&R's, the Schedule of Fines lists the violation procedures.



**CONTACT INFORMATION:** Association Managers: Teresa Wharton & Senta Beyer 435-655-8365 [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com) Please contact us with all community questions and concerns. Or visit the community website at [sunpeak.org](http://sunpeak.org).

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design, and maintenance recommendations to reduce wild fire fuels on your property pamphlets are available in the clubhouse. Homeowners are encouraged to meet with Park City Fire Department to have their property assessed for fire hazards, please feel free to contact Park City Fire Department at 435-940-2500.

**TRAILS.** Please stay off muddy trails!

**MAIL ROOM.** New lighting has been installed in the mail room. The association is in the process of cleaning, painting and replacing the exterior box numbers for the mailboxes located in the Sun Peak Clubhouse. Mail delivery and distribution is by law managed by the US Postmaster located at:

**2100 Park Avenue,  
Park City, UT  
84068 435-655-8037.**



## CONTACT INFORMATION

### ASSOCIATION MANAGERS

Teresa Wharton & Senta Beyer 435-655-8365 [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com). Please contact us with all community questions and concerns. Or visit the community website at [sunpeak.org](http://sunpeak.org).

The board meets quarterly to discuss the affairs of the association. Please notify the managers if you wish to be notified about meeting

dates. All meetings are open, and available for owners to attend. Meeting dates are posted on the website [sunpeak.org](http://sunpeak.org). If you're not receiving our emails please update your contact information by sending it to [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com).

In case of an emergency or any suspicious activities please call the following numbers:

- Emergency 911
- Summit County Sheriff Dispatch 435-615-3600
- Summit County Animal Control 435-336-3200