

SUN PEAK NEWS

WINTER 2020



HAPPY 2020!

ANNUAL MEETING: The annual meeting was held on December 12, 2019 at the Sun Peak Clubhouse. A quorum was achieved! Combined proxies and owners present totaled 234 votes. The following issues were discussed:

2020 BUDGET: A 3% increase was applied to the 2020 Annual dues keeping pace with the consumer price index, and to address cost of service increases. A

homeowner raised concern for the water bills and the need to look at xeriscaping. It was explained that the landscaping and irrigation designs will be assessed and revised as part of the master plan re-design. The draft design shows native grasses in areas not being utilized or programmed. In the interim, the Association has upgraded to water conservation irrigation timers.

Amended and Restated CC&R's, By-Laws Design Guidelines were discussed. Owners asked when the final documents would be completed and recorded. The Association has received

a total of 236.5 of the 279 proxies required to amend. Owners suggested community groups be formed to raise awareness for the need to amend and collect additional proxies. The managers continue to reach out to owners asking for the proxies to be returned.

TRAILS: Trails and Open Space Committee is working closely with Basin Recreation on updates to signage on Rob's Trail, as well as physical improvements on Colin's Trail to help increase use and relieve pressure on Rob's. Naomi Doyle, Rob Heck and Colin Moffat have worked closely with Basin

Recreation on the improvements. Further improvements on Colin's Trail will continue summer of 2020.

The Trailhead discussion is ongoing with Summit County and Basin Recreation. No formal management decisions have been announced or implemented.

TRAFFIC CALMING. Michelle Kerby heads up the Traffic Calming Committee. Michelle was absent from the meeting, but indicated the Committee continues to work closely with Summit County on traffic calming measures to help make Sun

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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 website.



DESIGN REVIEW. Please check sunpeak.org for information. If you are not sure if you need approval, please email 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 or email the manager at 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 Please contact us with all community questions and concerns. Or visit the community website at sunpeak.org.

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Peak a safer place to live.

Fire Mitigation. The Association has been working with Elite Fire Defense to create a fire mitigation plan. Owners are encouraged to maintain their property as recommended on the Fire Wise publications being sent with newsletters and published on the Sunpeak.org website.

SAFE ROUTES TO SCHOOL / PUBLIC TRANSPORTATION ROUTES: It has been suggested that the Association work with the PC School District and Summit County on safe routes to the school bus stop and Parley's Elementary school, including the implementation of a safe pedestrian crossing over SR-224. A Sun Peak resident has formed a committee that is actively working with Summit County and Basin Recreation, if you would like to volunteer please let us know so we can connect you.

ELECTION OF 2020 BOARD OF TRUSTEES: Sun Peak Master Homeowners Association Board of Directors consists of five members. At the end of the annual meeting the following board members were elected. The board informed members that Vincent Novack was appointed to fill Jerry Gross term, expiring at the end of the annual meeting in 2020. Jerry Gross moved and is selling his home.

Nominees from the floor – there

were none.

David Georger
Roger Sawyer
James Wavle

Cove at Sun Peak News:

THE COVE AT SUN PEAK ANNUAL MEETING: is to be held February 18, 2020 at 6:00 pm at the Sun Peak Clubhouse, 1950 Bear Hollow Dr. Park City, UT 84098.

CLEAN UP AFTER YOUR PETS: A reminder to all of those that have dogs, remember that even though it is wintertime with snow on the ground, please pick-up your dog's poop. It is still an issue within the Cove at Sun Peak with 'some' not picking up or using doggy bags. Please be respectful of our community and clean up after your pets.

ON-STREET PARKING: 'Winter Parking Rules are in affect', please park accordingly; otherwise, your vehicles will be subject to being towed.

The Cove at Sun Peak Condominiums - Unit painting in scheduled for Spring: The Cove at Sun Peak is in the process of selecting new exterior siding colors for all Twin-homes and the Lodges. Once the colors are selected review and approval will be required by the Sun Peak Architectural Committee, feedback from the Cove Homeowners, and final approval by the Cove Board. This is an agenda item to be discussed at the Annual Meeting on Feb 18th.

CONTACT INFORMATION

ASSOCIATION MANAGERS

Teresa Wharton & Senta Beyer 435-655-8365 sunpeakpc@gmail.com. Please contact us with all community questions and concerns. Or visit the community website at 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 meeting are open, and available for owners to attend.

Meeting dates are posted on the website sunpeak.org. If you're not receiving our emails please update your contact information by sending it to 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