

SUN PEAK NEWS

Fall 2021



Community Reminders



Community governing documents, rules and regulations, plats and maps are available at Sunpeak.org. Login at the bottom right of the homepage, contact the HOA manager at sunpeakpc@gmail.com for login information.



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 - All exterior changes to your home, including landscaping projects require design approval. Please review the updated design guidelines at sunpeak.org. We hope to adopt the new guidelines in early 2022.



TURN OFF ALL OUTDOOR LIGHTS by 11pm. Be respectful to surrounding neighbors when planning your holiday lighting. **Protect our Night Sky!**



NO PARKING ON STREETS. Per Summit County Ordinance #346, no street parking is allowed from Nov 15- April 15. Any questions, please contact Summit County Public Works.

Community Updates

1. **Mark your calendars**, the Annual Sun Peak Master Association meeting will be held Thursday, December 16, 2021, at 5:00 pm via ZOOM Meeting ID: 812 1141 6882 Passcode: 547872.
2. **2022 Sun Peak Budget** – The budget is posted to Sunpeak.org under documents, budget. Login is required to view the budget, please contact the HOA manager at sunpeakpc@gmail.com for login information.
3. **OPEN SPACE and the Risk of Wildfire:** Sun Peak owns 312 (+/-) acres of open space. It was the intent of the original developer (1992) to cluster neighborhood parcels in the central area of the property near the core of sweeping and open natural setting. To achieve the goal of blending the Sun Peak development into the site with the minimum visual impact, open space was identified by the developer in the Sun Peak Community, as shown in dark green on the Sun Peak HOA map available at Sunpeak.org. The open spaces are owned in common by the 374 members of Sun Peak Master HOA. Sun Peak owners are the stewards of this land.



CLEAN UP AFTER YOUR PETS and keep them on leash.



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



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



MAIL – Report issues with the mail to the Park City Postmaster at 2100 Park Avenue, Park City, UT 84098 or 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.



No signs are permitted on any Sun Peak parcel.



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 and sunpeak.org

Sun Peak lies within the Wildland Urban Interface (WUI); the zone where neighborhood structures and other human development meet or intermingle with the surrounding undeveloped wildland, much of which contains ample supply of vegetative fuels. Decades of wildfire suppression, Utah's prolonged drought, and increased development in the Snyderville Basin have created wildfire defense issues for the Sun Peak open space and neighboring lands. In response to the help protect and reduce the risk of wildfire to Sun Peak, the Association has completed a Wildfire Risk and Hazardous Fuels Assessment. These reports are available at Sunpeak.org. It is recommended every property owner read this report and maintain their property according to the Firewise standards as shown on the [STORYMAP](#), also available at Sunpeak.org.

The neighboring Parleys Canyon Fire was a reminder of the importance to identify wildfire risk and create a defensible space maintenance plan for Sun Peak open spaces. New buyers purchasing property backing up to certain open spaces are being required to carry additional insurances specific to wildfire. The Wildfire Risk and Hazardous fuels Assessments is an extensive study of our open space listing vegetation types, fuel loading, stand density, slope, aspect, elevation, and predominant weather patterns as they relate to wildfire threat, values at risk, and overall forest health throughout Sun Peak. The phase I study focuses on creating defensible space around housing developments, identifying hazard areas, and prioritizing recommended maintenance. The phase II study focuses on the health of the forest. As the stewards of the open space land, Sun Peak must implement a maintenance plan to create defensible spaces, and care for our forest. Therefore, the board has implemented an increase of its annual assessment to allow for ongoing professional maintenance of the open space in the coming years.

In addition, Sun Peak is working to achieve its Community Wildfire Protection Plan certification (CWPP), a plan developed in the collaborative framework established by the Wildland Fire Leadership Council and agreed to by state, and local government,

Master Rule on Single Family Use

NO NIGHTLY RENTALS: Dwellings are to be used as single-family residences. Under no circumstances shall any Dwelling, or any portion of a Dwelling, be rented or leased on a nightly or short-term basis (i.e., for a period of less than thirty (30) consecutive calendar days). Any set of circumstances that gives rise to the rental or lease of a Dwelling for less than thirty (30) consecutive calendar days (including, but not limited to, a series of subleases involving a single long term tenant) and/or the rental or lease of a Dwelling for use as something other than a single family residential Dwelling, shall be prohibited; provided, however, that exceptions shall be permitted if a bona fide lease has been executed for a Dwelling for a period of thirty (30) or more consecutive calendar days which is terminated prematurely due to circumstances not known or existing at the time the lease was entered into. The prohibitions contained in this section shall be subject to any applicable exemptions as set forth in the Act if any exemptions are applicable. Notwithstanding any provision herein to the contrary, the rental and lease prohibitions contained in this section do not supersede or replace the existing Willow Draw Plats A - F and the Condominium Units in the Cove at Sun Peak.

local fire department and federal land management agencies managing land in the vicinity. And Firewise certifications. Both the CWPP and Fire Wise certification provide added confidence to community first responders, insurance companies and lender that Sun Peak is active in managing its open spaces.

Property owners are **required** to maintain their property, please refer to the maintenance standards specified in the [STORYMAP](http://sunpeak.org) found at sunpeak.org. Please contact the association manager at sunpeakpc@gmail.com or 435-640-5857 if you have any questions or wish to coordinate community spring clean up of open spaces backing up to your neighborhood.

Sun Peak's Neighbor, the Enclave spent the summer removing vegetative fuels, cutting down dead trees to create wildland fire defensible space on 12 acres adjacent to Enclave residences. Alpine Forestry is the Enclave's wildland fire maintenance contractor creating the defensible space as specified on the Enclave approved wildfire mitigation plan. The piles of vegetation and wood will be burned as soon as snow has settled on the ground. Alpine Forestry works with the forest service, and local fire department obtaining the appropriate permits to burn the materials. As a courtesy, Alpine Forestry will notify Sun Peak via email, and put up notices before they burn.

4. **Annual assessment invoices are sent the first week of January, due by January 31.** At this time the association only accepts checks made out to Sun Peak Master HOA. WE are working on setting up electronic payments in 2023.
5. **Master plan Phase I Pool Remodel**
 - a. The plans are available at Sunpeak.org labeled Sun Peak Pool Plan 8/18/21 for your review and comment.
 - b. It is the goal of the association to start the remodel December 2021 with a completion date of August 2022. The project will commence once the low impact permit from Summit County is received, we are in process for the permit at this time.