

SUN PEAK NEWS

Summer 2022



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](https://www.sunpeak.org) website.



DESIGN REVIEW - All exterior home improvements require Design Review approval. This includes all exterior lighting and landscaping projects.



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



NO PARKING ON STREETS. No parking on the roads during winter months from Nov 15- April 15, per Summit County Ordinance #346. This will include the Rob's Trail parking area..



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!

Community Updates

1. The Phase I Pool Remodel has started and is expected to be completed by the end of July 2022. The plans are available for viewing at [Sunpeak.org](https://www.sunpeak.org). Please excuse the construction noise and mess. The contractor, Earthworks is working hard to complete the job by the end of July.
2. Upon completion the shade pergolas will be available for pool users. Use will be on a first come first serve basis and be used for a maximum of 2 hours. Sign up no more than 24 hours in advance at [Sunpeak.org](https://www.sunpeak.org).
3. The existing pool opened Memorial weekend and will remain open until Labor Day weekend, or possibly longer if the weather cooperates. Pool rules and can be found at <https://www.sunpeak.org/pool/>
4. The Sun Peak Courts are available on a first come first serve basis and may be reserved 24 hours in advance by **logging** in at the bottom right of the [Sunpeak.org](https://www.sunpeak.org) website: <https://www.sunpeak.org/courts/> and then follow the link to Reserve a Court. The rules regarding court usage are also available on the above page.



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

5. For 2022 the courts have been striped for pickleball, with new nets added. Moving forward, the goal is to replace the existing courts in 2023, updating the design to at least two new tennis courts, and two separate pickleball courts. A Sun Peak courts committee is working with design professionals to create new designs.
6. **CLUBHOUSE:** Sun Peak owners may reserve the clubhouse only for a private function. To reserve the clubhouse, you must be a homeowner, be present at the event, and agree to the rules and regulations prior to booking an event. A Clubhouse rental does NOT include the use of the pool. Clubhouse rules and reservation information is available at <https://www.sunpeak.org/clubhouse-availability/>. You must be logged in to reserve the clubhouse, (The login can be accessed at the bottom right of the page.)
7. **DUMPSTERS:** This year we are focused on maintenance within the open space and will not place a dumpster in the clubhouse parking lot.
8. Park City Fire Department will inspect your property and make recommendations at no cost, please set up an appointment at your earliest convenience <https://www.pcfcd.org/>. Alpine Forestry is the HOA's contractor and will provide a home inspection for a fee. Feel free to schedule with them at alpineforestryutah@gmail.com. For a fee Alpine Forestry has crews to do the recommended treatments if needed.

9. If you back up to open space requiring work, please contact Teresa Wharton at 435-640-5857 for an update on Sun Peak Open Space Wildland Fire maintenance schedule. Treating the Open Space alone will NOT reduce risk. **We are strongly requesting you bring your landscaping in compliance with Firewise maintenance standards to reduce the risk of wildfire in your neighborhood.** Please see Firewise landscaping methods sunpeak.org - STORYMAP <https://storymaps.arcgis.com/stories/b30a9daa54fd4a128c21534c438b9dd9>. We also have brochures in the clubhouse for your reference, please take one. Some of your neighbors have already initiated property inspections with Park City Fire and/or Alpine Forestry

OPEN SPACE and the Risk of Wildfire

Sun Peak Homeowners Association 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 and part of the development agreements with Summit County. Open Space is shown in dark green on the Sun Peak Community map, available for viewing at Sunpeak.org. These open spaces are owned in common by the 374 members of Sun Peak Master HOA. Sun Peak owners are the stewards of this land and must care for it and reduce risk of wildfire.

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 properties. In response to help protect and reduce the risk of wildfire to Sun Peak, the Association, at the direction of the Board of Directors 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, 2021 Parleys Canyon Fire is a reminder of the importance to identify wildfire risk and create a defensible space maintenance plan for Sun Peak open space. New buyers purchasing property and backing up to specific areas of open space are being required to carry additional insurance due to wildfire risk, and a few existing homeowners have had to change their landscaping to meet new insurance standards that are adjusting to address wildfire risks throughout the west.

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, Sun Peak implemented an annual maintenance plan to create defensible spaces, and care for our forest in the priority zones specified within the assessments. The 2022 operating budget allocates \$70,000 to address defensible space and hazardous fuels reduction as outlined in the Sun Peak Wildfire Risk and Hazardous Fuels Reduction Assessment Phase I and Phase II plan. The maintenance project will commence in July 2022 and progress systematically as funds allow. The goal is to work towards project completion and move to an ongoing maintenance program and forest restoration and health programs recommended by State of Utah Division of Forestry, Fire and State Lands. Open Space Management will be ongoing, annual programs.

Sun Peak is currently working to complete its Community Wildfire Protection Plan (CWPP), a plan developed in the collaborative framework established by the Wildland Fire Leadership Council and upon by federal, state, and local government agencies, including the local fire district. The goal is to bring the Open Space into compliance with Firewise landscape standards. Both the CWPP and Firewise

provide added confidence to local first responders, insurance companies and lenders that Sun Peak is active and progressive in managing its open space.

Sun Peak owners are required to maintain their property and it's strongly suggested they bring their property into compliance with the Firewise standards (refer to the maintenance standards specified in the STORYMAP found at sunpeak.org). Please contact the Association manager at sunpeakpc@gmail.com or 435-640-5857 if you have any questions and/or wish to coordinate community spring cleanup of open spaces that back up to your property. We are actively reaching out to neighborhoods of higher risk asking them to bring their property into Firewise compliance.

We are working with local and state agencies to apply for grants to assist with the wildland fire mitigation efforts in the open space. Homeowners bringing their property into compliance with FIREWISE Maintenance standards are asked to track their hours, and cost to report the information to sunpeakpc@gmail.com for in kind work toward future grant opportunities. Please send an email detailing the work you have completed, how many hours, and monies spent to date. This information will be used on state and federal applications for future grants.