

A Message From Your HOA President

For those of you who don't know me, my name is Van Novack. I have owned a home in Park City since 2009 and my wife and I have lived exclusively in Sun Peak since 2016.

I have served on the Sun Peak Master Association Board of Directors for five years, the last year as president. It has been a privilege to serve our community. However, I have decided not to seek reelection this year as I pursue other volunteer opportunities.

At the beginning of this year, I defined two goals as HOA president. First, to pass an amendment banning fractional ownership in Sun Peak. Second, to secure a Federal Emergency Management Agency (FEMA) grant to assist with our community open space fire mitigation expenses.

To pass, the fractional ownership amendment required at least 51% of the available votes to be cast in favor. Nearly 68% of the available votes were collected with 96% in favor. The fractional ownership ban coupled with our longstanding policy of not allowing nightly rentals protects our community and will remain the single family neighborhood we all value.

Sun Peak's pursuit of a FEMA grant to offset fire mitigation expenses, which is administered by Summit County, began nearly four years ago. Initially the HOA and the county were unable to reach an agreement. In the meantime, the HOA authorized Phase One treatment to begin in 2022 with no expectation of financial assistance. In December of 2023, I began the process of resuming the discussion of the FEMA grant with the county.

As a result of these discussions, our HOA was granted \$413,700 for 75% of our fire mitigation costs up to \$551,600. Sun Peak currently budgets \$65,000 per year for fire mitigation expenses. Essentially, the FEMA grant allows the HOA to perform nearly nine years' worth of work in a single season. It is anticipated the work performed this year will alleviate the need for treatment in the next 2-3 years.

Alpine Forestry, our contractor for fire mitigation and pile burning, started work on Phase Two in July 2024. Via a unanimous vote, the board had previously approved the Alpine Forestry contract. The treatment work was completed by October. Alpine Forestry is the only Utah-based company that is licensed to burn the piles accumulated during fire mitigation. They have performed extensive work for Park City Municipal, Summit County, Pinebrook, Promontory, Tollgate, Summit Park, and The Enclave, among others.

Due to widespread policies of 100% fire suppression for the last 150 years, there has been a significant buildup of dead and dying trees that serve as fuel for wildfires. This coupled with urban encroachment into forested areas has created a potentially dangerous situation. Fire mitigation, by removing dead and dying trees, thinning invasive species, and promoting aspen growth somewhat mimics the effect of wildfire. At the very least this mitigation provides space for firefighters to work in the event of a fire and creates defensible areas around individual homes. I encourage you to read this recent article written by J. Bradley Washa, Chair, Utah Prescribed Fire Council and Assistant Professor, Wildland Fire Science, Utah State University Extension, with whom we consulted early in the fire mitigation process for further information.

<https://www.parkrecord.com/2024/11/21/guest-editorial-why-are-pile-burns->

[common-during-the-fall/](#)

Currently, based on recent board discussions, the future of fire mitigation in Sun Peak is not clear. Even though the extensive work performed this year means there maybe a 2-3 year window where further efforts will not be necessary, assessing our forest health and fire preparedness is still vital. Accordingly, reconvening the fire safety committee, which monitors all aspects of fire mitigation is crucial. If you support continuing fire mitigation efforts and the reconvening of the fire safety committee, please make your preference known to the board at the annual meeting or by email to sunpeakpc@gmail.com

This is your community and the board needs your input to prioritize issues.

Once again, I appreciate the opportunity to have served the community I am proud to call home.

Sun Peak HOA | 1950 Bear Hollow Dr. | Park City, UT 84098 US

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