**Sun Peak Master HOA Closing Statement**

Please reach out to **Blooming Property Management** (contact info below) for *The Cove at Sun Peak* condominium sub-association details.

The **Sun Peak Master Association** consists of 374 members, who are Owners of Lots or Condominium Units. The Association owns and maintains approximately **312 acres** of open space, including a **recreation center**, **exercise room**, **seasonal swimming pool**, **tennis**, and **pickleball courts**.

Some of the common area facilities are dated; improvement projects are being phased in over time. The **pool area was remodeled in 2022**. Future phased improvements (not yet scheduled) include the recreation center, exercise room, and entry signage.

Sun Peak is a **Firewise Certified Community** with an ongoing fuel reduction program.

For more information, please visit: [**sunpeak.org**](http://sunpeak.org)  
Login: bottom right of homepage  
**Username:** sunpeak\_homeowner  
**Password:** SPhomeowner

**Closing Details:**

1. **Contact Lorrie at the Accounting Office** for account balances.  
   Email: **lorrie.tap@gmail.com**  
   Include: property address, owner’s name, and any relevant transaction details.
2. **2023 Annual Assessment**: $\_\_\_\_\_\_\_\_  
   **Balance Due**: $\_\_\_\_\_\_\_\_  
   **Late Fees**: $\_\_\_\_\_\_\_\_
3. **Reinvestment Fee**: 0.5% of the sale price.  
   This fee is due within 30 days of title transfer and constitutes an assessment on the Lot or Unit.
4. **Documents** including budgets, annual meeting minutes, and financials are available at:  
   [sunpeak.org → Documents → Homeowner Documents](http://sunpeak.org)  
   Login details: see above.
5. **Mailing Address for Payment & Buyer Contact Info**:  
   Sun Peak Master HOA  
   1950 Bear Hollow Drive  
   Park City, UT 84098
6. **The Cove at Sun Peak (Condominiums & Estate Lots)** has a sub-association.  
   Contact **Blooming Property Management**:  
   Website: [www.bloomingpc.com](http://www.bloomingpc.com)  
   Email: **natalie@bloomingpc.com**
7. **Fire Safety**: Visit [sunpeak.org](http://sunpeak.org) for all Firewise Community information.
8. **Annual Assessment Covers**: Clubhouse, Tennis Courts, Pool, Playground, Entry Sign, Open Space, Trails, Governance.  
   See the **budget** at [sunpeak.org](http://sunpeak.org).
9. **Assessment Period**: January 1 – December 31.  
   Amount varies by subdivision. Login to view your specific budget.
10. **Invoices** are sent the first week of January.  
    **Payment Due:** January 31 annually.  
    Budget is posted by November 30.
11. **Late Payments** (after February 15):
    * $50 late fee
    * 1.5% monthly interest
    * Access to amenities may be suspended, and liens may be filed.
12. **HOA Communications** are via email.  
    Owners must provide and update contact info to receive notices and invoices.
13. **Clubhouse Rentals**:  
    Owners may rent the clubhouse for private events.  
    Visit the website for availability and application.  
    Email: **sunpeakpc@gmail.com**
14. **Governing Documents & Design Guidelines** are strictly enforced.  
    Review all materials on [sunpeak.org](http://sunpeak.org) before purchasing or remodeling.  
    Contact HOA for clarification.
15. **Short-Term Rentals** are NOT permitted.  
    No nightly rentals. See CC&Rs for full regulations.
16. **Annual Meeting**: Typically held in the fall.  
    Check [sunpeak.org](http://sunpeak.org) for updates.
17. **Community Newsletters**: Periodic updates are posted online.
18. **Pool Season**: Typically opens Memorial Day weekend and closes mid-September (weather dependent).
19. **Association Insurance Contact**:  
    **Coleman Insurance, Inc.**  
    Phone: 801-466-1554  
    Email: **ccoleman@farmersagent.com**
20. **Litigation**: The Association is **not involved** in any legal proceedings.
21. **Owner Responsibilities**:  
    Homeowners are responsible for their own **insurance, utilities**, and **maintenance**, per the CC&Rs.
22. **Mail Service**:  
    For a mailbox key and service setup, contact:  
    **US Postmaster**  
    2100 Park Avenue  
    Park City, UT 84098  
    (The HOA does not handle mail service.)

Please visit [**sunpeak.org**](http://sunpeak.org) for **all governing documents, budgets, minutes**, and **financial reports**.  
**Login:** sunpeak\_homeowner  
**Password:** SPhomeowner