

## **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](mailto: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](http://sunpeak.org) → [Documents](#) → [Homeowner Documents](#)  
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](mailto: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](mailto: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](mailto: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