

SUN PEAK NEWS

Fall 2020



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 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 Update

1. **Annual Meeting Date is December 11, 2020 from 5:00 to 6:00 pm via zoom. Check the website for login information.**
2. **Financials & Budget:** The 2021 budget will be published to the website by November 30, 2020. It is anticipated the budget will be slightly higher from 2020 to allow for inflation increases of approximately 3%.
3. **Pool Use** – The pool is now closed.
4. **Tennis Courts** - The tennis courts will remain open until weather changes to freezing temperatures and snow.
5. It was the intent of the association to open the clubhouse gym for one-person use. However, with the increase of COVID-19 cases and new state restrictions the clubhouse and gym will remain closed until further notice. Due to COVID-19 and state mandated limitations on gatherings the clubhouse will remain closed to all gatherings and events.
6. All roads within Sun Peak are owned and maintained by Summit County: Please see the Summit County website for updates on public roads at <https://summitcounty.org/150/Public-Works>
7. **Trails:** Please see the Recreation District website for information regarding community trails at <https://www.basinrecreation.org/trails-open-space/trails-by-area>



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

8. Sink Holes in Sun Peak Open Space between McKinney & Nelson Courts. There were multiple sink holes in the open space off McKinney and Nelson Courts, repairs are complete with some minor work to be done in the spring. The Sun Peak HOA hired Alliance Engineering to determine what was causing the sinkholes and to help figure out who is responsible for making the necessary repairs and produce civil engineered drawings to best address a long-term, sustainable fix. Alliance determined the sinkholes are a result of snowmelt runoff flowing into the ground rather than flowing on the surface, as originally designed by the Sun Peak master-developer and approved by Summit County. The County refused to take responsibility for the sinkholes because the plat allows for utilities (storm drainage facilities such as pipes and ditches) to be located within the open space. The HOA has responsibility to maintain the open space per the CC&R's and the original plans clearly show that the storm water from the catch basin and culverts within the County Right-Of-Way is directed into the open space. The Sun Peak Board of Directors objected to the responsibility as the County culvert had failed, causing the runoff to create the sinkholes. After much discussion with Summit County and the engineers, the Sun Peak Board of Directors, at the advice of its attorney and engineer agreed to the plan available for review on Sunpeak.org website. Summit County also agreed to the proposed plan and to repair the upper portion of the problem at their expense. This reduced the HOA's expense by \$20,000. Sun Peak received the necessary permits and is working towards completion of the job before winter arrives. Please notify the HOA of any concerns you may see in the open space, and with Summit County storm drain systems.