



August 31, 2017

Good Afternoon, Sundial Owners!

We hope that everyone was able to make it to Park City for a taste of this warm and sunny summer. Fall is right around the corner and with that said, winter is quickly behind it. We are excited to welcome our owners and guests to a refreshed and updated Sundial Lodge this year!

Renovation

The renovation is moving right along under budget and is projected to reach completion under budget.

Completed Projects

- ❖ The two layered live edge wood accent walls in the B lobby, including around the lobby fireplace, are completed. A matte clear sealer has been applied to the new wood walls to enhance the colors and protect the wood.
- ❖ Six new ceiling recessed accent lights have been added to light up the wood accent walls and fireplace.
- ❖ The black metal steel framing is complete around the lower portion of the B lobby fireplace.
- ❖ The bottom steps of the lobby staircase have been reconfigured to eliminate the tripping hazard that existed previously.
- ❖ Black granite countertops have been installed at the Vail front desk.

Upcoming Projects

- ❖ October 2 – Painting of the hallways and new light fixtures will begin. Eight new wall sconces will be added to address some dark areas in the hallway.
- ❖ October 16 – Hallway carpeting will begin
- ❖ As soon as carpet is complete – Corridor furniture and artwork will be placed
- ❖ 1st Week of November – Both B lobby check in desks will be temporarily relocated to the C lobby with signage directing check-ins to the C lobby. B lobby, stairs, and upper lobby level flooring installation and painting will take place shortly thereafter.
- ❖ End of November – New HOA Owner Services desk with black granite countertops to match those of Vail will be installed.
- ❖ 1st Week of December – Scheduled completion of renovation

Chiller

The chiller is approximately 18 years old with a life expectancy of 20 years. One of the major components of the chiller is a compressor that was replaced by Talisker after 10 years, which we have expected to extend the life further. It is also routinely serviced by an independent contractor that specializes in the system.

However, since July 20th the chiller has failed and been offline on three occasions until repairs could be made. The system has been reset successfully a handful of times as we have troubleshot these issues. The most recent issues are related to a massive short in the electrical system that temporarily shut all power off to the entire building. All related electrical circuits and the main motor for the chiller were fully inspected and found to be functioning.

Ron Brenner, the ASRL onsite Maintenance Manager and HVAC specialist has worked with the service contractor to determine that the starter system is where the shorts are occurring and replacement parts have been ordered from the manufacturer that will take another week to arrive. The parts are obsolete and must be manufactured from shops in Pennsylvania and Ohio. They will be shipped overnight to Sundial as soon as they are produced.

Unfortunately, this means that the building will have very limited cooling options until the parts arrive. While most hotels have two or more chillers, as backup for situations like this, Sundial only has one chiller. We are sorry for any inconvenience this causes for owners and guests staying at Sundial, but work is being completed as soon as possible.

Elevator Lobby/Garage Automated Doors

In addition to the originally planned items of the renovation, the board voted to allocate a portion of the renovation budget to installing push-activated automatic doors in and out of the elevator lobbies to the garage. This will help with hauling luggage, equipment, bell carts, etc. from vehicles to the elevators- not to mention the reduction of damages to the doors and associated areas.

Online Owner Portal

We are excited to announce that our online owner portal will be up and running very shortly! Here, you will be able to view/pay dues, submit maintenance requests, communicate directly with All Seasons Resort Lodging, and discuss important issues with your neighbors via community forum. In the coming weeks, you will receive an email from our accounting department with instructions for logging onto your personalized and secure owner portal.

Resort Operations

The 2017 summer season daily operations will be ending at Canyons Village on September 4 with operations continuing on the weekends (Friday-Sunday) until October 1. The resort opens for the winter season on November 17!

If you have any questions, please contact Nicole Chastain at nchastain@asrlodging.com.

Sincerely,

Your Sundial HOA Board of Trustees