



SUNDIAL  
LODGE



## DECEMBER 2017 NEWSLETTER

### RENOVATION UPDATE

The renovation is wrapping up this month and will be on-budget! The new wall treatment, flooring, carpet, furniture, lighting and artwork provide a warm, welcoming and elegant look to both lobbies, with places to gather and quiet places to read as well as updated décor in all of the hallways and elevator areas. We are eager for you to see our new look and look forward to welcoming you back for a great ski season!

### *B Building Lobby*



Bistro table in the lobby with charge ports and seating for five - a cozy and functional area for owners and guests to wait for their room or transportation



B Building Lobby - now a warm, quiet, and welcoming space for owners and guests



## *Ski Lounge*

# *LVT Flooring*

The laminate vinyl tile (LVT) flooring has been installed in the entryway of the B Building and extends down the hallways to the elevators, lobby restrooms, and bell closet. This type of flooring is extensively chosen in commercial settings as a less slippery alternative to many other commercial grade products, including porcelain or ceramic tile. The entry treads, with drainage, into the lobby were installed to reduce the amount of water or snow on footwear. During ski season, walk off mats and runway carpets will be in place to further reduce the potential slipperiness associated with winter conditions.



**Metal Sundial logo sign behind the front desk**

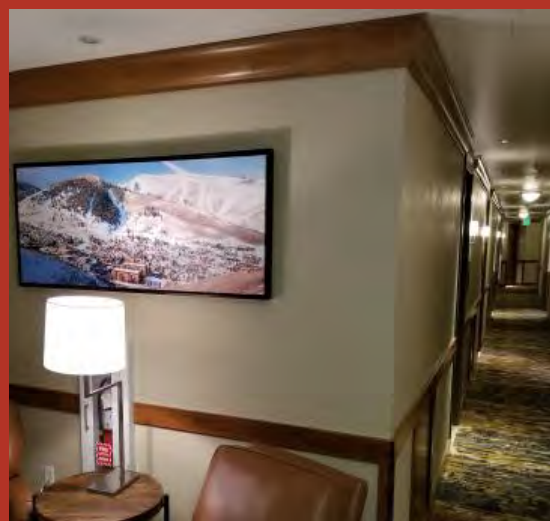


**Water-extracting grate in the vestibule of the B building**



**Leather accents on lobby desk and elevators**

# Corridors and Elevator Lobbies



One of the primary objectives with the hallway renovation was to achieve hallways that felt wider, lighter, and brighter. We believe this was accomplished!



## CHILLER UPDATE

The existing chiller that failed over the summer has been restored. The board is reviewing the details of financing a new chiller on a lease-to-own basis. The new chiller will be considerably more efficient and the existing chiller will be used as a backup in the event of a future failure. Many properties that compare in size to the Sundial Lodge have two chillers for this reason.

## NEW HOA MAINTENANCE DIRECTOR

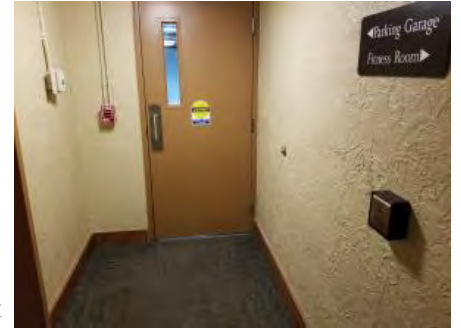
We would like to thank Ron Brenner for his years of hard work and expertise at the Sundial Lodge. We wish him all the best in his new endeavor opening a mechanical services company in the area starting in December. Ron will continue to be a resource for ASRL regarding the history and systems of the Sundial Lodge and we expect to engage Ron on some specialty projects as needed in the future.

Please join us in welcoming Dave Guyer as Sundial Lodge's new maintenance director. Dave is a native of the Philadelphia area, growing up in Wayne, PA and living in Media, PA after marriage. He moved to Park City in June 2004 and currently resides in Kamas, located just a few minutes outside of Park City. He is married to Donna, a health/physical education teacher in the Park City School District and has two college aged children – both at Utah State University. His love of the outdoors and desire to living in a mountain community brought him out west. He's an avid sports fan (Philly teams, but don't hold that against him) and college sports.

Dave was a partner in a construction firm in the early 90s and then made the jump to the corporate world for 20 years, becoming a partner in a marketing firm that worked with top consumer package goods pharmaceutical companies, consulting them and implementing targeted product sampling programs, though all the while, continuing his love of home improvement projects/jobs on the side. Over the past three years, Dave returned full-time to the construction industry. He has an attention to detail and a team first positive attitude and is excited to be the newest member of the All Seasons Resort Lodging team!

## **NEW PUSH-AUTOMATED DOORS**

Push-button doors have been installed in both B and C building garage entrances for both entry and exit. We hope that owners and their guests find it easier to maneuver their luggage carts and equipment. We also hope to see a reduction in door frame and wall damage in the associated areas.



## **SUNDIAL TRAFFIC CIRCLE**

The board of directors has been working with the Canyons Village Management Association (CVMA) on traffic mitigation measures over the past few years. The CVMA is currently reviewing new permanent parking signs to help direct non-Sundial drop-offs away from the front of our building. Additionally, the CVMA will increase the level of staffing in the roundabout area.



## **HOLIDAY LIGHTING**

The holiday lighting has been put up throughout the traffic circle and village. The interior decorations are in place in the renovated lobby.

## **MEETING MINUTES**

The meeting minutes from the 2017 annual meeting and September quarterly board meeting are posted on the owner portal website as well as the Sundial HOA page on Sundial's HOA website: [www.sundialhoa.com/](http://www.sundialhoa.com/)

## **2018 HOA MEETINGS**

All HOA meetings are held at the Sundial Lodge in the board room on the third floor of the B Building. All owners are invited to attend all meetings either in-person or via teleconference.

### **QUARTERLY BOARD OF DIRECTOR MEETINGS**

Friday, January 5 at 1:30 PM (MST) - Call-in number: (877) 309-2070 Access Code: 302-427-461

Friday, March 2 at 2:00 PM (MST)

Friday, June 8 at 2:00 PM (MST)

Friday, September 28 at 2:00 PM MST

### **2018 ANNUAL MEETING**

Saturday, September 29 at 9:00 AM MST

## **PARK CITY MOUNTAIN**

Both the Park City base area and Canyons Village area are open for the 2017/18 season! We look forward to another wonderful winter in Park City!

## **QUESTIONS OR COMMENTS?**

Jim Simmons, HOA Manager: (435) 575-0420 or [jsimmons@asrlodging.com](mailto:jsimmons@asrlodging.com)