



SUNDIAL
LODGE



WINTER 2018 NEWSLETTER

HELLO SUNDIAL LODGE HOMEOWNERS,

There is snow on the ground in Park City. Winter has arrived on the slopes ahead of schedule and we are getting close to another ski season. The Canyons Base of Park City is scheduled to open on November 21 this year—weather permitting. With a healthy helping of early snow and cold temperatures in the forecast, we anticipate an exceptional year of skiing and winter recreation.

BOARD ELECTION

The Sundial Lodge HOA 2018 Annual Meeting was held on Saturday, September 29. We extend our thanks to each unit owner who participated in this year's board election. HOA attorney Melyssa Davidson oversaw the election tally and confirmed the results of both the online voting survey and ballots cast at the meeting.

The total participating voting percentages are:

Howard Scher - 23.95%*
Heather Worrall - 22.96%*
Brad Iverson - 17.20%*
Geoff Gibson - 10.49%*

*These percentages represent the total voting rights cast. The percentages will not equal 100% as some ballots were only cast for one nominee.

Howard Scher and Heather Worrall are our new board members. We would like to recognize and thank Michael Janas and Deborah Scher—outgoing board members—for their service to the HOA. Following the annual meeting, positions for the new HOA board were set for the next year during a brief executive session. The positions are:

David Scher, President	scherme1@verizon.net
Howard Scher, Vice President	scherh@MSKCC.ORG
Bob Flaig, Treasurer	bobflaig@me.com
Heather Worrall, Secretary	hworrall@clinicallyspeaking.net
Chuck Randles, Commercial Unit Representative	crandles@vailresorts.com

BUILDING MAINTENANCE UPDATES

NEW CHILLER

The new high-efficiency building chiller is now operational. Installation was completed in the fall. Sundial Lodge now has a new chiller. The old chiller is also in working order now, and will function as a back-up. HOA board

members and owners that attended the board meeting on September 28 received a tour of the building's mechanical spaces, highlighting the new chiller. HOA Maintenance Manager Dave Guyer takes great pride in meticulously caring for the new equipment and keeping those spaces in great shape.



New Trane Chiller



Dave Guyer's immaculate mechanical room!



Old Pressure Relief Valve (PRV) that has rusted out over the years and leaked badly.



New PRV with drainpipe

BUILDING PAINTING

As part of the second phase of the exterior building painting project, the side that faces the forum area is currently under the brush, and will be completed by the end of October. The refreshed siding and deck railings revitalize the building's striking facade.



LED POOL LIGHTING

The main level pool has new LED lighting that reduces the power consumption from 2,000 watts to 400 watts and reduces the ongoing maintenance expense related to bulb replacement.

BUILDING FIRE INSPECTION

The local fire district completed a full review of the buildings and all extant safety systems. The HOA received a clean bill of health and a round of kudos for on-site the procedures in place as part of our emergency response action plan.

SWALLOW NEST

The on-site HOA maintenance team knocked down the nests from the building soffits. Areas in which nests were located—and the windows nearby—will be cleaned by the end of October. Dave Guyer is researching options to deter the swallows from nesting and will have a plan in place with estimated costs for the January HOA meeting.

FALL LANDSCAPE WORK

Trees have been pruned this fall and mulch has been refreshed around the buildings.



NEW CARPET

The carpet in the hallway in the garage areas have been replaced as the final step in the recent common area remodeling project, and it looks sharp!

GARAGE CLEANING AND NEW STRIPING

The entire garage will be professionally washed prior to ski season with pressure-washing equipment. New parking stall striping will be painted.

POOL MECHANICAL ROOM

The ground level pool mechanical room is undergoing a significant electrical upgrade to improve grounding and safety for the equipment used to service the pool and hot tub.

FUTURE SUNDIAL HOA MEETINGS

MONDAY, JANUARY 7TH AT 2PM MST

FRIDAY, MARCH 8TH AT 2PM MST

HOA MANAGEMENT AGREEMENT

Our HOA management contract with All Seasons Resort Lodging terminates in May of 2019. The Sundial HOA board will ensure that we receive a full selection of competitive bids from potential management companies, including both Vail and All Seasons Resort Lodging. Vail has already approached us to request consideration as one of the bidders. Our Vail board member—Chuck Randles—will recuse himself from his role during the process.

We have asked our legal counsel, Melyssa Davidson, to both prepare a compelling request for proposal and help us evaluate the results. We will include several association members outside the board to assist in evaluating the proposals. We intend to make a decision sometime in the first quarter.

Please feel free to reach out to any member of the board if you have any questions or concerns. Sundial Lodge's best interests are always our first priority.

HOA MANAGEMENT TEAM

Jim Simmons, HOA Manager	Jsimmons@asrlodging.com
Gina Covino, HOA Administrator	gcovino@asrlodging.com
David Guyer, Director of Maintenance	dguyer@asrlodging.com
Mike Howe, HOA Controller	mhowe@asrlodging.com
Nathalie Belzunce, Onsite HOA Desk Manager	nbelzunce@asrlodging.com

Important Phone Numbers:

Onsite HOA Desk – (435) 200-8700

Gina Covino – (435) 200-8117

HOA accounting – (435) 645-9626

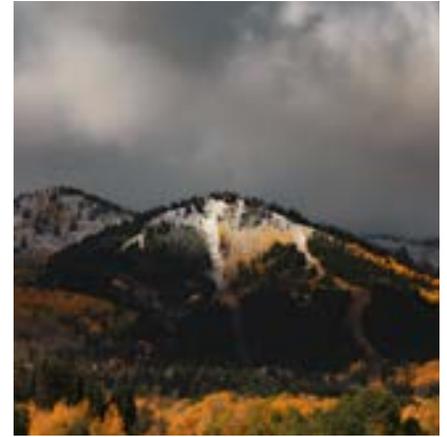
HOA PORTAL

Did you know that you can pay your dues online on the HOA Portal provided by All Seasons Resort Lodging? You can also make service requests, update your contact information, review dues billing and resources for Sundial Lodge HOA by logging on your secure account at the following link.

HOA Portal Link:
sundialHOA.com

Questions? Need assistance? Contact Jim Simmons – jsimmons@asrlodging.com or (435)575.0420

ON THE MOUNTAIN



HIGH MEADOW PARK

Beginners, kids and families have always come to Park City for the comfortable learning environment. And this year, they'll ski and ride into our new High Meadow Park, a dedicated learning area with gentle terrain and new snow making for an even better snow surface. Plus, we've made it even easier to put those new skills into action, with a new detachable, high-speed four-passenger lift. Come Up and Play!

MID-MOUNTAIN LODGE

Sit back in time in our iconic Mid-Mountain Lodge. The groundbreaking renovation of this 120-plus-year-old historic miners' boarding house pays tribute to Park City's rich heritage while offering a warm place to slow down and connect over innovative cuisine and drinks. Expanded indoor seating, an upgraded outdoor dining area, newly crafted chef-driven menus, and a full-service bar have transformed this iconic space to a signature dining experience.

CLOUD NINE

A modern bistro atop a Wasatch Range ridgeline, Cloud Dine now offers an additional 200 seats to allow for more of our guests to witness the incredible mountain backdrop while settling down for a chef-inspired meal. It's here that foodie-approved cuisine, spectacular presentation and unmatched views rise together for an unforgettable culinary experience.

EXPANDED SNOW MAKING AND GROOMING

Start exploring the mountain earlier thanks to new snow making capabilities on Red Pine Road, a major connector trail off of Tombstone Express. More snow allows for this trail to open earlier in the season and provide access to even more terrain across the mountain. Combined with the world-class grooming of more than 120 trails per night, Park City Mountain offers the best snow surface for every skier and snowboarder, from beginners to experienced athletes.

QUESTIONS OR COMMENTS?

Jim Simmons, HOA Manager: (435) 575-0420 or jim@asrlodging.com