



SUNDIAL  
LODGE



## SPRING 2019 NEWSLETTER

### HOA MANAGEMENT AGREEMENT

The HOA board has reached an agreement to extend the property management services with All Seasons Resort Lodging effective May 1, 2019. An RFP process with management companies that included Vail Resorts resulted in the selection of ASRL to continue services. The new agreement will include ASRL's lease of space in the lobby to perform both HOA and rental management services.

### POWER OUTAGE

There was a planned power outage for Sundial Lodge on Tuesday, March 5th overnight. Owners and guests were notified ahead of the outage and the HOA took steps to relieve the inconvenience to onsite visitors and owners by providing water bottles, blankets, flashlight and snacks in the lobby. The power was restored ahead of schedule early on Wednesday morning with no unexpected issues arising. Initially it was reported that a separate power issue was identified during the outage that would require another planned outage in April, however, the follow up action does not impact Sundial Lodge.

### SPRING PROJECTS

#### SUNDIAL

- Exterior Painting - final phase to paint back side of B building that faces the mountain. The painted surfaces will be the steel columns, balcony railings and metal spindles
- Balcony floors caulked and painted
- Main pool area metal fence painted, stucco pillars repaired where needed and painted cement caps painted
- Pool deck concrete lifted and leveled where it has sunk and stone all around pool sealed
- Bocce ball courts to be added on the back side of the B building
- Flowers to be added to planters and mulch added around the buildings
- Swallow nests will be addressed this spring with some additional nest deterrents on the building and also using periodic pressured water streams on potential building sites.
- All rooms and doors sprayed for insects – completed April 17<sup>th</sup>
- Garage floors will be power washed the evenings of May 5<sup>th</sup> – 7<sup>th</sup>
- New Pool/Spa area directional and information signage installed on main pool and bridge hot tub areas

#### CVMA UPDATES

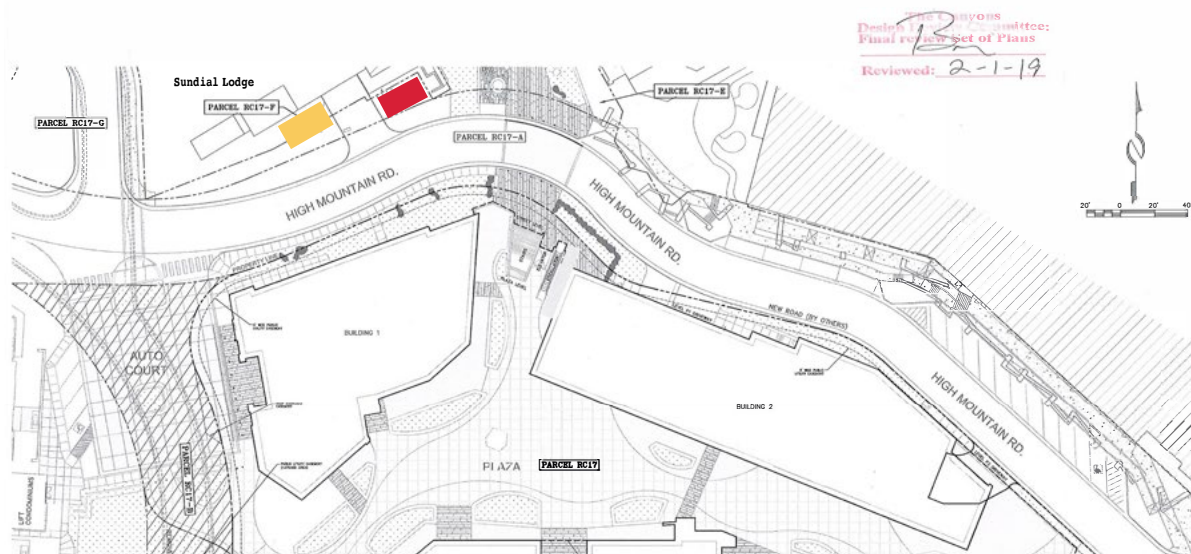
- **Pendry Project:** the latest Canyons Village real estate project launched in partnership with Columbus Pacific to begin construction on the Pendry Condominium Hotel. See the map below for a rendering of the area surrounding Sundial Lodge (highlighted in yellow) that features Lift, Apex and Pendry and other proposed projects at the Canyons Base. The blue line represents the proposed new location of High Mountain Road that will service Sundial Lodge, Lift, Pendry and

other projects further up the mountain. The Pendry buildings are shown just to the left of the blue line.

- **Road access:** This month construction is scheduled to begin to create a new road between the intersection at the corner of Westgate to Red Pine Road. This new road will ultimately entail a roundabout to help keep traffic moving in the area as illustrated by the red circle on the map below.



- **New Dumpster Location:** With the pending addition of the new Pendry project, the TCFC will be realigning High Mountain Road along the Westgate building. The new road location will require the removal of the existing dumpster enclosure. The HOA is working with the CVMA to relocate the enclosure from one side of the commercial garage door entrance to the other. On the map below, the existing enclosure location is represented in red and the new proposed location in yellow.



## NEW CHECK-IN FEE

All Seasons Resort Lodging (ASRL) will begin charging a fee of \$25 per reservation/check-in for owners and guests of condos not in either of the ASRL or Vail Resorts (VR) rental programs. This change will take effect May 1, 2019. Upon request the HOA will issue four key fobs providing unrestricted condo access to any owner at no charge as an alternative to the check-in fee. Owners will be responsible for the distribution of keys to invited guests. Lost key fobs will be replaced by the HOA for \$75.

The HOA does not fund the operation of the front desks and the board has authorized this change.

VR and ASRL will continue to provide front desk services to owners and guests of condos in their rental management programs without additional fees.

## MAIL SERVICE

The Sundial Lodge does not receive mail service to the property and will not be held liable for lost packages. For homeowners that wish to send packages to the property, please contact Nathalie Belzunce at [nbelzunce@asrlodging.com](mailto:nbelzunce@asrlodging.com) or call at 435.200.8700. For guest related packages, please contact your rental management company for delivery options.

## ON THE MOUNTAIN

- Canyons Golf is scheduled to open Friday, May 24<sup>th</sup>. [More information here.](#)
- Red Pine Gondola is scheduled to open Friday, June 14<sup>th</sup>.
- Park City Mountain Adventure Park at Park City Mountain Village is scheduled to open Friday, May 24<sup>th</sup>.

## NEXT BOARD MEETING

2:00 p.m. MST  
Friday, June 14<sup>th</sup>, 2019

## QUESTIONS OR COMMENTS?

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