



## SPRING NEWSLETTER 2019

After what has been an amazing winter season, we welcome Spring! The Board and ASRL have been busy getting ready for warmer temperatures. A big thank you to all of our homeowners, renters and guests for your cooperation and patience with snow removal and parking restrictions during the stellar snow season. Please note, parking regulations are year-round and will be strictly enforced, according to our Rules and Regulations. Please take a few moments and read the following Spring 2019 Newsletter:

### HOA FINANCIALS

#### 2019 BUDGET

Summer is quickly approaching and the maintenance staff are engaged in the Capital Projects budgeted for the year. We are closely monitoring these projects to ensure costs are below budget. If you would like to view the Capital Budget, [view here](#). A friendly reminder that HOA dues are monthly and you have the convenience to set up automatic online payments on your homeowner portal.

### RULES AND REGULATIONS

#### PARKING

Every unit is assigned two parking permits. If you need a replacement parking permit, it is \$50 per placard. [Please click here for more information](#). Temporary Visitor Parking Passes are now available. A temporary visitor parking pass can be obtained by visiting All Seasons Resort Lodging (1794 Olympic Parkway Ste 200, Park City UT 84098) between the hours of 9:00 am- 5:00pm, Monday through Friday. The visitor parking pass is valid for 6 hours and cannot be used for overnight parking.

#### HOMEOWNER REGISTRATION FORM

If you have not completed the [new registration form please fill out](#) and return to All Seasons Resort Lodging.

#### ANIMAL POLICY

Each unit is allowed one household pet. Additional pets must be pre-approved by the Board. The HOA requires all dogs to be registered. [Please fill out the dog registration form](#), and send back to All Seasons Resort Lodging, if you have not already done so.

#### REMODEL MODIFICATION APPLICATION

If you would like to remodel/modify your unit, it is required that you [fill out an application](#) and submit it to All Seasons Resort Lodging. No remodel modification can occur until the application is reviewed by the ARC, approved by the Board, and all necessary permits are obtained by the County.

[Click here to view the current Standards in place for: decks, windows, hot tubs, and screen doors.](#)

## COMMUNITY VISION COMMITTEE

The new Community Vision Committee members are homeowners: Rich Gleason, Lili Holland, David Knecht, Carri Moentmann, Deb Lovci Russell, and Judy Sampaio. The CVC met and submitted a prioritized list of recommendations to the ARC, taking into consideration modifications that would benefit the overall beauty, uniformity, and safety of the Hidden Creek community.

## ARC

The ARC met and discussed additional standards and brought to the Board its recommendations. The Board is currently reviewing the recommendations and will vote at the next Board meeting in June.

## ASRL / MAINTENANCE UPDATES

Mike Williams is the new All Seasons Resort Lodging Maintenance Manager assigned to Hidden Creek, and Carissa Nosack is the new HOA Manager assigned to Hidden Creek as well. When you see Mike, Carissa or other ASRL staff on property, say hello and introduce yourself. Both Mike and Carissa are working very hard on our behalf.

## COMPLETED

- Sauna: new heater and refurbished cedar interior
- Dumpster Enclosures: Aspen, Ambush, Cedar Lane & Willow Creek
- Removal of ice dams and excessive snow on roofs
- New "Private Property" entrance signs have been posted
- All Heat tape is OFF

## 2019 PROJECTS

- Roofing: the Association has budgeted for four roofs to be replaced this summer
- Pest Control: the grounds continue to be treated for voles and will continue until they are no longer a nuisance
- Landscaping: xeriscaping around community
- Asphalt
- Replacement of landings and stair treads
- Community Lighting: cut-off lighting is now code in Summit County
- Resurface Hot Tub
- Unit Numbers/Letters: replacing new on each unit
- Repair siding as needed

## MOUNTAIN REGIONAL WATER PROJECT

The project was scheduled to begin this spring, but the HOA recently received word that the project has been postponed until the spring of 2020 due to the timeline of Community Water Company's annexation into Mountain Regional. The Association has granted a water line easement and temporary equipment staging areas for Mountain Regional Water Project. In addition, Mt. Regional Water will construct a water valve station on the east side of Upper Cedar Lane, near the pond. The Board will keep you updated when more information becomes available.

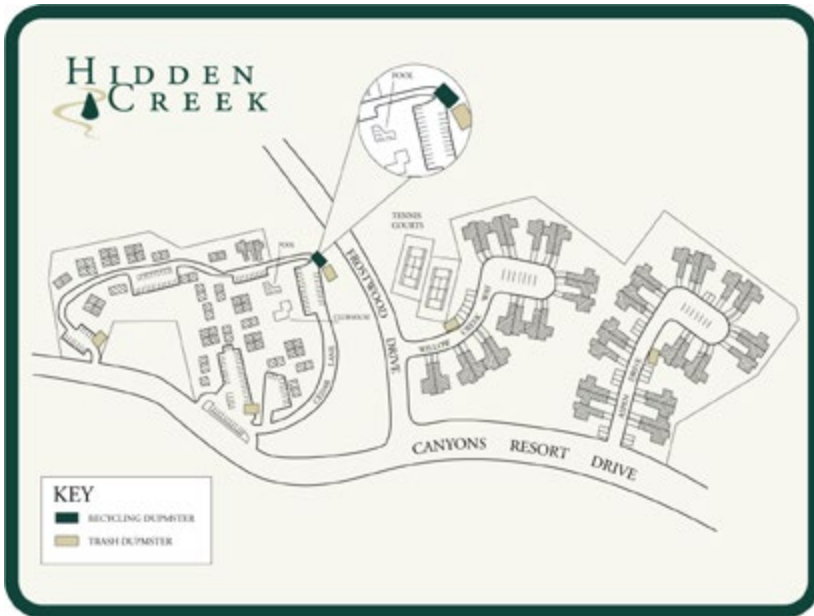
## RECYCLING

Please remember to break down boxes. Glass and plastic bags are not recyclable in the Hidden Creek recycle dumpsters.

Recycle Utah, 1951 Woodbine Way (435) 649-9698, will accept glass for recycling

Plastic bags can be recycled at many grocery stores i.e. Smiths, Wal-Mart, etc.

New signs will be placed on dumpsters indicating where community recycling is located



## POOL HOURS

Due to the weather, the pool is now scheduled to open the weekend of June 1<sup>st</sup>. Pool hours are from 9:00 am until 10:00 pm, seven days a week. Hours and rules are strictly enforced. Please see Section G in the Homeowner's Rules and Regulations. Access codes will continue to be posted on Homeowner Portals as well as through email notices.

## AFTER HOURS EMERGENCY PROTOCOL

- After- Hours Building Related Emergencies 435.655.0366  
\*After-Hours Building-Related Emergencies are generally defined as damages occurring to the building due to any sort of malfunctioning building system.
- For any issues inside your unit (i.e. appliances, televisions, internet, plumbing issues that are not posing a threat or damage to the building, etc.), please contact your landlord, rental manager or general contractor.

## NEXT HOA BOARD MEETING

Wednesday, June, 19th at 2 p.m.  
All Seasons Resort Lodging Corporate Office  
1794 Olympic Parkway Suite 200  
Park City, Utah 84098

## QUESTIONS OR COMMENTS?

Gina Covino, HOA Administrator (800) 395-8639 or [gcovino@asrlodging.com](mailto:gcovino@asrlodging.com)