



## FALL NEWSLETTER 2019

As we exit the dog days of summer and enter what we anticipate to be a beautiful fall, we hope you all have enjoyed the many happenings in Park City. It has been a busy season and All Seasons Resort Lodging (ASRL), along with its Maintenance staff and your HOA Board, have been working diligently this summer, and we hope you have noticed the ongoing improvements made to our grounds, buildings and amenities. Please take a moment to read the Fall Newsletter, participate in Association meetings, either in person or by conference call, and read the monthly meeting minutes to stay informed. Your Board welcomes homeowner input, comments, and suggestions. Your involvement is key to a successful Hidden Creek community.

## HOA FINANCIAL

[Please review the financials here.](#)

## SPECIAL ASSESSMENT

At the monthly HOA meeting in June the Board approved to present to the homeowners of Hidden Creek HOA a Special Assessment in the amount of \$1.3 million, to be assessed once on January 1, 2020 for \$650,000 and the remaining amount of \$650,000 on January 1, 2021, both to be paid by the end of March in their respective years. A 67% Approval Vote of the ownership will be required in order for the Special Assessment to pass and be implemented.

Over the course of the next 10 years, these funds will be required in order to address capital projects. This Special Assessment is NOT wholly driven by specific individual capital projects. The Special Assessment is driven by the current Percent Funding Levels within the HOA Reserve. “Poor” funding, as [defined by our 2018 Reserve Study](#), which is strictly a model for the Association to follow, means the HOA does not have the necessary funds to take care of all of the components required by the CC&R’s and many capital projects will be delayed. Example: This year 4 roofs were identified as needing replacement. However, insufficient funds were allocated and only 3 roofs were replaced. Thirteen more roofs need to be done at an approximate cost of \$210K and the anticipated year-end balance in the Reserve is approximately \$335K. Another example would be community lighting: Summit County has a new ordinance requiring all lighting to be changed to “dark sky” or cut off lighting in the next 5-7 years. This requires a substantial change to be made to the HOA’s Reserve Funding in order for the HOA to be able to make the necessary changes.

The bottom line is that capital projects are up for discussion and review yearly by the Board. A \$1.3M Special Assessment will put the Reserve funding on the low end of “Fair” funding. Associations with “Fair” funding are less likely to defer maintenance or require a Special Assessment. Each homeowner’s contribution to the Special Assessment would be based on the percentage of ownership they have in the community. [Click here to view how much individual units would contribute each year to this Special Assessment.](#)

## TOWN HALL SYNOPSIS (AUGUST 21<sup>ST</sup>, 2019)

We are happy to report that more than 25 owners attended in person and a half a dozen via phone at the Town Hall

Meeting, representing over 35 units. A great Q&A session took place between ASRL Management, the Board and Community Members. The “take away” from the meeting: homeowners would like to have 2 scenarios to review and vote on prior to the Annual Meeting. The Board will review and vote on the scenarios to be presented to the ownership at the Monthly HOA Meeting on September 18th, prior to the next Town Hall meeting that same evening. We apologize for the lack of advance notice, but the Board has had other urgent and time sensitive issues to address. A vote will take place regarding which scenario the community prefers after the Town Hall Meeting via Survey Monkey. A FINAL vote on the preferred scenario will take place at the Annual Meeting October 18th, at 6:30pm in the clubhouse. We look forward to the continued participation from homeowners and appreciate your efforts to become informed!

## **ASRL / MAINTENANCE UPDATES**

### **COMPLETED**

- Kiddie pool filled in
- Railing painting & installation
- Number & letter installation
- Cold patch all potholes
- Roofing on 21, 26, 27
- Building #3 down spouts relocated to french drain, rain gutter flashed, and landscaped to move water away from foundation
- Removal of dead and diseased trees in community
- Replaced vandalized door in women’s bathroom at pool and 1 clubhouse window
- Water sprinkler repairs – Building 3
- New metal handrails on sidewalk between building 3-4
- Fountain cable replacement
- Restriping of parking areas
- Replacement of wind damaged screening around tennis courts

### **IN PROGRESS**

- Second Story Landings in Georgetown area
  - \* Replacing with Trex
  - \* Replacing all stair treads and brackets
  - \* Painting all treads, stringers, and railing slats
- Touch up painting of buildings
- Replacement of broken clubhouse window
- Pond maintenance
- Stump grinding
- Vole mitigation
- Hot tub resurfacing
- Stop and waste / backflow prevention valve installation

### **PROJECTED**

- Hot tub resurface – after Labor Day
- Fall roofing inspection

## **POOL CLOSED FOR THE SEASON**

The hot tub and clubhouse sauna are open year-round. Please follow the rules posted on-site and in our Rules and Regulations.

## MOUNTAIN REGIONAL UPDATE

In 2017, when Hidden Creek was receiving its water supply from CWC, strict water restrictions were imposed on the Association for most of the year, which included a ban on irrigation, negatively affecting the community's trees, grass and landscaping. In May of 2018, Hidden Creek was annexed into Mountain Regional Water (MR), which was approved by Summit County. However, the annexation was contingent on the placement of a pump/water valve station near the entrance to Cedar Lane, on the upper end of the pond, where the HOA has an Open Space Agreement with TCFC. Because of high pressure and time constraints, the HOA was under duress and reluctantly approved MR's pump/valve station on this Open Space, which was recorded in June of 2019. Not granting the Open Space Easement could have had a significant negative impact not only for Hidden Creek owners, but close to 375 neighboring water users as well. Events surrounding the recent Public Hearing on the Conditional Use Permit granted to MR gained homeowner attention, and an Appeal was filed with the County in opposition by a handful Hidden Creek homeowners. In conjunction with the Appeal, the HOA Board granted The First Amendment to Grant of Easement (extension of construction time period) and did not approve the proposed Construction plans submitted by MR, therefore protecting time to explore a NEW location for the pump/valve station that would preserve the Open Space Easement. The HOA attorney, County attorney, MR, and TCFC are working together to hammer out details of an agreement to:

1. Explore the relocation of the Pump/Valve Station
2. Negotiate who will bear the cost and be responsible for the deliverables necessary to explore and relocate the pump/valve station, while limiting and minimizing the cost to the HOA.

The HOA has been in contact with TCFC regarding the easement that will be necessary for the potentially relocated pump/valve station. TCFC has verbally agreed to grant those easements. The HOA Board is very hopeful that all outstanding issues will be resolved and will continue to inform homeowners on the progress of negotiations during the monthly Board meetings and through meeting minutes.

## ARCHITECTURAL REVIEW COMMITTEE

### MODIFICATION PROCEDURES & STANDARDS

It has been a busy time for the ARC. Over the last few months, standards relating to front/utility/garage doors, windows, exterior unit lighting, landings, stair treads, cable installation, personal decks, concrete patios, a/c, paint/stain colors and application procedures, have been recommended and approved by the Board. You can find all Standards in the Rules & Regulations. [2019 Hidden Creek Modification Procedure & Standards](#)

### INTERIOR REMODEL-MODIFICATION

Homeowners wanting to remodel-modify their unit, the HOA requires the homeowner to submit an application to ASRL that is in compliance with the 2019 Hidden Creek Modification Procedure Standards. Applications will be due the first of every month to ASRL. ARC meetings will take place the second Tuesday of every month, given that an application(s) has been received. ARC meetings will be open to the applicant when his/her application is being reviewed via teleconference call so questions may be answered between the ARC and applicant in real time. ARC recommendations will be reviewed and voted on during Board meetings, which take place the third Wednesday of each month. [Application](#)

## REMINDERS

### PARKING

Parking regulations are enforced year-round according to our Rules & Regulations.

### PERMITS

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 homeowner 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.

## MEETINGS

### SEPTEMBER

- Monthly HOA Meeting: September, 18th, 2:00pm MST, HOA Clubhouse  
The HOA creates an agenda every month that is sent to homeowners, informing them of items of discussion during the monthly Board meeting. The HOA encourages homeowner participation by attending these monthly Board meetings in person or by conference call-in. If you are not able to attend the day of the meeting, the HOA produces meeting minutes, that are then approved at the following board meeting. All approved meeting minutes can be found on the [All Seasons Resort Lodging HOA Public Dashboard](#).
- Special Assessment “Town Hall” Meeting, September, 18th from 7-8:00pm MST, HOA Clubhouse to discuss scenario options for the proposed Special Assessment. To attend the meeting via conference call, please call 712-775-7031, x624352

### OCTOBER

- Monthly HOA Meeting: Oct. 18th, 4:30pm MST, HOA Clubhouse
- Annual HOA Meeting: Oct. 18th, 6:30pm MST, HOA Clubhouse, a light dinner will be served.  
[Please click here to view the Tentative Agenda items to be discussed](#)

## BOARD OF DIRECTORS ELECTION

Two Board of Directors positions are up for election. If you are interested in becoming a Board of Director, [please complete this application](#) and return to All Seasons Resort Lodging. Application deadline is September 27, 2019 by 5:00pm MT. The Board of Directors consists of five volunteer homeowner positions: President, Vice-President, Treasurer, Secretary and Member at Large. The responsibilities include, but are not limited to: monthly board meetings, governance, financials and architectural remodel decisions.

## ALL SEASONS RESORT LODGING RESOURCES

### HOMEOWNER PORTAL

Did you know that ASRL provides for your convenience and to better serve your community a Homeowner Portal and HOA Dashboard!

The Private [Homeowner Portal](#) allows you to:

- View your account balance, charges, and payments
- Pay your association fees online
- Submit maintenance requests
- Communicate with ASRL staff
- Monthly Amenities code

## HOA DASHBOARD

The Public [HOA Dashboard](#) on the ASRL website allows access to the following documents:

- Budget
- Rules & Regulations
- Easy access to forms: Homeowner Registration, Dog Registration, Remodel-Modification, Clubhouse Rental and Hot Tub Agreement
- Certificate of Insurance
- Covenants, Conditions & Restrictions (CC&Rs)
- Board Meeting Minutes
- Newsletters
- ASRL Contact List
- Hidden Creek Map

## 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.

## QUESTIONS OR COMMENTS?

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