

Enclave at Sun Canyon

September 27th, 2019

Homeowner,

Autumn is upon us in Park City and it's been a busy few months for the HOA. This letter will update you on several key topics related to our community.

**1. Third Amendment to our Codes, Covenants and Restrictions (CC&Rs) has passed!** We are happy to report that the Third Amendment to your CC&R's passed, has been recorded and is now posted on the [HOA website](https://www.allseasonsresortlodging.com/hoa/enclave-at-sun-canyon/) (<https://www.allseasonsresortlodging.com/hoa/enclave-at-sun-canyon/>). As a reminder, the amendment changed:

- Short Term Rentals was deleted and replaced by Short-Term Occupancy, which refers "to non-owner occupancy of a Unit for a period of fourteen (14) days or less, regardless of whether the Unit Owner receives compensation..."
- The Board is empowered to levy fines for violations
- The Reinvestment Fee and exclusions was further clarified and The Notice of Reinvestment Fee has been recorded for all units.
- Conservancy lots are excluded from 3.2 & 3.3 of the Declaration terminating voting rights and covenant to pay Common Area Expenses.

Regarding the fines, please do not be overly alarmed. A warning will always be issued first as a courtesy and in compliance with Utah Law. The HOA, along with our All Seasons Resort Lodging (ASRL) HOA management partner, will use the new changes to address and resolve issues and complaints as they manifest. Fines will be issued for the violation of the Short-Term Occupancy restrictions and will be assessed for parking, trash, noise/nuisance and outside deck violations only after warnings are issued and only if the issue is not addressed thereafter.

**2. Tree Removal in the Conservation Land.** You will notice on the week of October 21<sup>st</sup> that Wasatch Trees will spend 4 days removing dead trees and brush in the Phase 2 area and the large original conservancy land. There will be noise and crews working those days so please plan accordingly. They will attempt to address as much of the dead material as possible. We only have budgeted for 4 days of effort so don't be surprised if the entire mountainside is not cleared of dead trees and brush. They will address the areas closest to our homes and move up from there to address as much as possible. We are also evaluating options and bids to spray the fir trees to prevent the canker fungus and beetle invasion that is killing the fir trees. More to come on this.

**3. Snow Removal.** We are in the process of switching to a new snow removal company to save money and use less salt (which can harm our landscaping and pets) for the upcoming winter. We will monitor their performance and make any adjustments necessary throughout the winter.

**4. Additional Guest Parking Spots.** At our next board meeting, we will discuss the path forward around the potential for adding additional guest parking spots in the Phase 3 area. We are also soliciting bids to extend (make deeper) the existing guest parking spots to accommodate larger vehicles more safely. Please note that no decisions on either item has been made yet. The HOA is grateful to everyone who participated in the parking survey. We certainly received plenty of spirited feedback! In the meantime, we ask that you continue to use the existing spots for guests or overflow parking rather than the street. We understand that construction crews have sometimes occupied our current guest spots but that should be winding down in the next few months.

**5. HOA Insurance.** We are undertaking a process to switch our HOA insurance to a new company. We have not been pleased with the responsiveness or rates on our existing policy. The new policy will be cheaper and more transparent on coverages. However, the deductible will increase from \$1K to \$10K. Each of you will receive 30-day notice prior to the change and a copy of the new policy and declarations once the switch is finalized. It is recommended to modify your personal homeowner's policy accordingly.

**6. Bridge and Road Repair.** The HOA and our Cedar Draw neighbors are monitoring the condition of the bridge (surface and underside) and the adjacent roads. We have set aside capital reserves (from Steve Urry's Phase 3 conservancy pledge) to address the repairs although we do not yet know if that reserve will cover all the necessary expenses. Please know this is not a simple solution and we are evaluating a number of options based on cost, viability, long term success, etc. We are collaborating with the Cedar Draw HOA very closely as this is a shared expense item. Tom and Markus from Cedar Draw have been tireless in evaluating possible options. Our expectation is to address this repair item during the late Spring 2020 after the snow melt and after construction is complete on the remaining home in Cedar Draw. We will discuss this topic at our future board meetings.

**7. Summer Landscaping.** While this summer was certainly much improved over the previous summer as the neighborhood landscaping starting to take root and thanks to a wet winter and spring, we recognize that there is room for improvement. We have discussed this with ASRL and will be developing plans for a more rigorous maintenance schedule next summer as well as potential changes to the type of landscaping in some areas. We see the neighborhood entrance on Enclave Lane, the entire right hand side of Enclave Lane (as you move from the mailboxes all the way up to the hammerhead), and the large open space behind a number of Phase 2 homes as particularly key areas to be addressed but please know that we'll evaluate the entire community as well. Our green roofs will also be discussed as to how we improve their quality and maintenance. This will be a topic for our first 2020 board meeting in the Feb/Mar timeframe.

In closing these seven topics, we want to thank our Cedar Draw neighbor, Tom Richardson for his efforts to help improve the entire community. Tom and his wife Becky are active in finding solutions to many of our neighborhood issues. If you see them around, please extend a thank you!

**Our Annual Homeowners Meeting is scheduled for November 18<sup>th</sup> at 4pm, MT,** which is your opportunity to attend and make your voice heard. Official notice of the meeting will be sent with Proxy and Agenda the end of October. We have one HOA board position that will open up in November. Please let us know if you are interested in serving and we will add your name to the ballot. If you have any other specific concerns or comments, please feel free to reach out to Board President, Greg Douglass or HOA Manager, Carissa Nosack.

Thank you,

Enclave at Sun Canyon HOA Board of Directors