



SUMMER NEWSLETTER 2020

NEW BOARD OF DIRECTORS

1. Leanne Miller- President
2. Guy Rawson- Vice President
3. Carri Moentmann- Secretary
4. Dan Mitrovich- Treasurer
5. Michael Bradley- Board Member at Large

Aside from recent election of Guy Rawson and Michael Bradley in November of 2019, we want to welcome Carri Moentmann who was appointed by BOD in February secondary to Shana's resignation.

NAME CHANGE CLARIFICATION

All Seasons Resort Management has two divisions. All Seasons Resort Lodging (ASRL) handles the nightly vacation rentals and All Seasons HOA Management (ASHM) does the HOA management working with the Board of Directors of your Association.

RESERVE STUDY

Hidden Creek Board has procured Complex Solutions to complete Hidden Creek Reserve Study. Hidden Creek BOD has just received the analysis and recommendations. We will be reviewing contents for several fiscal paths, this will be discussed in detail at our Town Hall Meetings. Please mark your calendars to be available on the evening of September 17th and/or October 1st.

The 2020 Annual HOA Meeting will be held Friday, October 23rd at 6:30pm MT. Please save the date as we will need a 67% approval vote to pass measures presented by the Board.

Owners should be advised that a dues increase is forthcoming.

SUMMIT COUNTY HEARING AND PARK CITY DEVELOPMENT

Park City Developers are again re-engaging Summit County Planning in efforts to change zoning in Canyons Resort Area. Recent efforts by Park City Developers may have a direct or indirect impact on the Hidden Creek community. In an attempt to stay abreast of changes that may negatively impact Hidden Creek, we have procured new legal counsel to conduct routine reviews of upcoming hearings, agendas, and evolution of proposals. This process was instituted in June and will continue at \$200 month for 6 months at which time this approach will be reevaluated.

Given some of the inherent challenges with Summit County's obligation to notify our community we are in danger of missing a major development that may impact us all. Essentially, Summit County must only inform homeowners within 100 yards of any noted change. We are thus asking all homeowner to sign up for hearing notifications and inform the Board via ASHM of any hearing notices you may receive impacting us, so we can align as a community

if needed. That said, other decisions not in proximity to Hidden Creek will also inherently impact our community, thus our plead to take a personal interest and sign up per below. You can sign up for specific Summit County Notices at <https://summitcounty.org/list.aspx> and customize your selections based upon interest.

CHANGES TO DEVELOPMENT CODE

Since 2017, Summit County has been working on revisions to the Development Code. Two major Development Code Amendments were presented at a Public Hearing on May 6, 2020 that would possibly affect the Hidden Creek property. The first item was to provide further direction on a Neighborhood Mixed Used (NMU-1) zoning district. Hidden Creek is placed in that zoning district. The second part of the Code Amendment relates to major land developments. Full details of this action can be found on the Summit County website. A follow up hearing took place on August 19th, 2020.

CANYONS VILLAGE MANAGEMENT ASSOCIATION (CVMA) UPDATE

In June CVMA began widening Lower Canyons Resort Drive from 224 up through the lower village roundabout at the intersection of Canyons Resort Drive and lower village road/Frostwood Drive. The project will add an additional lane to the roundabout.

HIDDEN CREEK SUMMER CONSTRUCTION

- Contractual and fiscal terms with Mountain Regional Water's new water system, pump house and subcontractors were finalized in April 2020. While ideal for the community, Homeowners will be slightly inconvenienced during a portion of the summer.
- Mountain Regional Water contractors will be working on the new valve station and water line on Cedar Lane. The Board and Management Company are working directly with the contractor to benefit from some economies of scale with regards to completion of needed asphalt work, retaining wall replacement and dredging of the pond. This work will impact travel on Cedar Lane and parking within Lakeview Parking lot.
 - Permitting issues caused unexpected delays, however those have been resolved and the project is progressing.
- Aspen Drive and Willow Creek Way – Asphalt paving will occur in late summer
- ASHM will continue to send updates and notices on project as appropriate

ROOFS SCHEDULE

The remaining 14 roofs not yet roofed in our community are on hold pending some further technical consultation to be procured by the Board. Given Hidden Creek building designs and numerous interdependent variables such as vaulted ceilings, venting, gutters, insulation, fire places, heat tape, attic space expansions and sun exposure, the Board will be obtaining technical consultation/envelope study before decisions are made on the best way to proceed on remaining roofs before this winter. While ASHM's efforts during the winter to prevent ice damming by extending new roof installs ice shield up 9 ft on eaves and 6 ft in valleys and routinely removing excess snow on roof edges reduced the number and frequency of ice damming, intermittent issues persist in some condos, thus the delay.

POND DREDGING

The silt in Hidden Creek Pond Inlet is high due to construction in surrounding areas above Hidden Creek. As part of Hidden Creek and ASHM's negotiations with Mountain Regional Water's subcontractor, J Rock will be dredging the pond at very low cost to the community. ASHM will inform Homeowners when this will occur as part of the iterative work currently underway.

LANDSCAPING

The Board has decided to take the silt from pond and decorative rocks from MRW digging as a proof of concept for Hidden Creek's new landscaping. Ultimately, large sections of gravel or grass will be replaced with large decorative boulders to encompass plots of native plants and trees (aspen and pine) with the goal of lowering water use and maintenance cost, while increasing property values. Please see proof of concept picture taken from Hidden Creek Pond area. This is representative of the what we are considering to do over time.

PARKING PLACARDS

Please make sure your management company knows and follows the rules and regulations related to parking. Parking enforcement will continue to become strict as the Canyons area develops. Parking passes **MUST** be utilized. Replacement placards cost \$50 and take 48-72 hours before they are ready for pick-up, so as owners you may want to **STRESS** how **IMPORTANT** it is to charge fees and make sure they are returned or left in the unit.

HIDDEN CREEK TREES

As a reminder to homeowners it is against Rules and Regulations to remove a tree from any location at Hidden Creek. The trees belong to everyone and are an important part of our community. We have lost too many trees with our recent water issues. If trees are removed without approval, violation fees will be assessed per caliper inch and the money will be used to plant new trees on common area throughout the property.

DARK SKY REQUIREMENTS

Hidden Creek will be obligated to change all outdated lighting to comply with Park City Dark Sky Lighting Ordinance 896, March 13, 2019. A refined plan will be embarked upon as compliance will be required by 2024. For this reason, the Board has not replaced but rather repaired or augmented current lighting in our community. While this improvement has been long awaited and needed allocating monies for temporary replacement, it was not prudent given long-term needs. This will also be incorporated into our fiscal plan to be discussed at the Town Hall Meetings in September and October.



REMODELING

Hidden Creek Architectural Review Committee (ARC) procedures have been updated to streamline Homeowner and ARC procedures.

In general: Applications will be due by the 15th of the month and ARC will meet the first business day of the month. Recommendations will be made to the Board at the Monthly HOA meeting the 3rd Thursday of the Month. Receipt of Approval forms may take 2-3 weeks following the meeting.

Please note all changes to Hidden Creek properties are to be reviewed by the ARC and approved by the Board. Given desire to maintain the integrity and the aesthetic appearance to our community all changes must be approved and documented. ASHM has been asked to place greater scrutiny on violations due to historical issues.

***Homeowners should be advised that a non-refundable fee will be collected for applications in addition to the remodel deposit currently in place.*

COVID19

Hidden Creek has slowly opened up pool and hot tub to the community consistent with Summit County guidelines. We have returned to our previous schedule of 9am -10pm. We ask that everyone adhere to the current rules and regulations necessary to keep our community safe, while also making these amenities available. Due to high risk of trying to keep the bathrooms and sauna safe for all they remain closed. We ask parents to pay particular attention to this and monitor children so we do not need to close pool for sanitary reasons. While inconvenient we feel this is the most prudent approach. The pool will close after Labor Day.

HIDDEN CREEK DIRECTORY

The Board is interested in improving the sense of community and better leveraging the homeowner resources available for the betterment of our community. While homeowners can opt-out of participating in the directory we believe it will be a start to fostering and establishing a better sense of community and use of the community's network. [CLICK HERE to join the directory.](#)

TENNIS COURTS

As a reminder, we ask homeowners to pay particular attention to inform tenants and/or children that Hidden Creek's tennis courts are restricted for tennis only. Skateboards and bikes are not allowed. This will place unnecessary wear and tear on courts we would like to avoid. Based on our reserve study we want to maximize the remaining surface life expectancy.

DECKS, PATIOS AND PORCHES

As a reminder we ask homeowners and those with tenants to take a moment to review rules and regulations associated to miscellaneous items on decks, patios and porches. As a community we need homeowners and tenants to be thoughtful of their neighbors. Extra vigilance will be taken by ASHM shortly due to homeowner complaints to this extent. To avoid fines please pay particular attention to the prementioned areas.

PARKING PLACARDS & OVERSIZED VEHICLES

As a reminder, oversized vehicles are NOT permitted to be parked on Hidden Creek property. Given construction underway particular attention will be made on insuring parking passes are posted. If you intend on being on vacation for an extended period of time please contact ASHM to discuss details, so residents displaced from Lakeview, Aspen Drive or Willow Creek Way have needed parking as construction evolves. If you have any questions on [obtaining a parking placard, CLICK HERE.](#) To view the parking requirements, located in the [Rules & Regulations CLICK HERE.](#) Please note that oversized vehicles are NOT permitted to be parked on Hidden Creek property

DOG REGISTRATION

Please note all homeowners and tenants' dogs must be registered with ASHM. [CLICK HERE to access the form.](#) Owners are limited to one dog per unit, unless written permission is received from the Board.

QUESTIONS OR COMMENTS?

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