



SUNDIAL  
LODGE



## SUMMER 2020 NEWSLETTER

### 2020 ANNUAL MEETING

The annual meeting will be held on Saturday, September 26 at 9:00 am MT by web conference-call.

#### YOU CAN PARTICIPATE WITH GOTOMEETING:

Join from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/165301293>

Dial in using your phone: 1.877.568.4106

Access Code: 165-301-293

### BOARD ELECTION

Two board positions will become available at this year's meeting. If you would like to be nominated for these two open seats, please fill out a nomination form. The deadline for submission is Tuesday, September 1 by 5:00 pm MT.

[CLICK HERE](#) to fill out a nomination form

### REMINDERS

- **TURN ON TV:** Turn on your TVs every 90 days if you do not have regular occupancy. TVs left off for more than 90 days will lose signal and will require a reset that can only be performed by Sundial HOA staff.
- **PIPE SEDIMENT:** We ask owners to run your water as often as possible by either tenants, housekeeping or property managers to maintain circulation throughout the building. Due to the high vacancy levels we have experienced from COVID, we've noticed minor sediment build up in the water lines. This is nothing dangerous, and if any room is currently experiencing discoloration we recommend running your bathtub for several minutes on hot and cold setting to clear it up.
- **STORAGE CAGE:** Each owner is assigned one storage cage. If you are using more than one storage cage, please clean it out, so that the HOA can assign it to a unit that does not have one available to them. Afterwards, contact Dave Guyer at [dguyer@allseasonshoa.com](mailto:dguyer@allseasonshoa.com), so he can properly assign a unit's storage cage.
- **TRASH:** No trash is to be left in hallways. Please inform your housekeeping staff, guests and nightly rental management company that this is not allowed.
- **OPEN FLAMES:** Grills and firepits are not permitted on balconies.

### UTILITIES SAVINGS

The Association has seen a decrease of ~\$13.5k starting March through June due to the decreased levels of occupancy caused by COVID-19. We expect to see sewer rates decrease for the next fiscal year based upon their rate calculation for the upcoming year. They review the Associations activity November 2019 – April 2020 to set Fiscal Year (FY) 2020-21 rates. Since March and April were down, the rate for sewer has dropped too. The Association has seen an increase in electricity this summer, however, primarily based upon the unusually hot temperature for Park City. Overall, the Association expects to spend less this FY Year in utilities based upon the decrease in occupancy and is pacing ~\$13.5k better than budget through June.

## FRONT PLANTER BOX

A new stone planter box has been installed in front of the fitness room window at the front of Sundial. This provides aesthetics, while preventing parking in the no parking zone.



## VANDALISM

Unfortunately, we have had at least 6 instances of elevator “call button” vandalism damage over the past 8 weeks, requiring maintenance to bring in your elevator contractor, Thyssen Krupp each time to repair. Vandalism is not covered under your service contract, and these have been costly repairs. If you witness anyone tampering with the elevator call buttons, inside the elevator cab or outside in the lobby area, please notify the Front Desk immediately.

## FRONT DESK

The HOA desk operated by All Seasons Resort Lodging in the Sundial lobby is open 24 hours- 7 days a week. The Vail Resorts front desk is currently closed. To contact the onsite desk for HOA and All Seasons Resort Lodging rental service needs dial (435)200-8700 or email [SundialFD@asrlodging.com](mailto:SundialFD@asrlodging.com). Our staff members are wearing face masks and using plexiglass barriers to greet and welcome guests and owners to the property.

## CVMA

### ENTERTAINMENT

- Canyons Golf opened on June 26th and will close on October 11. No snack shack or cart service available.
- A new Japanese restaurant, called Kuchu Shabu, catering authentic Japanese shabu-shabu and ramen, opened at the Sundial Lodge commercial space across from Westgate’s Drafts Burger Bar. It is open from 11:00 AM- 9:00 PM.
- 2020 Events currently canceled, including concert series, holiday activities, Tour of Utah, and Oktoberfest.
- Bike Wash & Repair Station was installed near Drafts Burger Bar and the kids’ play area/daycare.
- Canyons Village Connect will be back for Winter 2020/2021

### CONSTRUCTION

- Pendry concrete to be poured for the next 3 months, with notice of early work to be given to owners and the front desk 24 hours in advance.
- Canyons Resort Drive is being widened to 2 lanes at the lower village roundabout. Adding 2 through lanes with a center turn lane from the Lower Village roundabout to SR224 Resort entry/exit. This is ongoing, to be completed this fall.
- Asphalt repairs completed in forum and concrete repairs at various areas around the resort.
- New 40’ holiday tree planted in forum.

- New bollard lights installed between the Silverado and Red Pine Road.
- Yotel construction completion mid-October.
- Apex completed.
- Lift retaining wall installed, and The Ridge at Canyons framing and utility connections completed.

## PARK CITY MOUNTAIN RESORT

Park City Mountain opened for summer on July 2nd. The resort opened with a limited summer footprint operating Thursday – Saturday from 10 a.m. to 8 p.m., and Sunday from 10 a.m. to 7 p.m. Activities include the alpine slide, mountain coaster, scenic lift rides, hiking and bike haul. All activities are based out of the Park City Mountain Village, with grab ‘n go dining available at Jupiter Java. Canyons Golf opened at Canyons Village on Friday, June 26th. The annual Summer Concert Series and holiday events have been canceled for the summer season. The Resort continues to act as a host venue for the Park City Farmer’s Market in the Silver King Parking Lot on Wednesday afternoons.

As a part of Vail Resorts’ commitment to safety, the Company is establishing certain guidelines across all of its resorts and properties in North America, which include physical distancing protocols, face covering requirements, enhanced cleaning measures, employee health screenings and safety training, cashless transactions, and revisions to regularly offered programs and services. Each resort and property has enacted a unique operating plan that aligns with these guidelines and was developed in consultation with state, provincial, and local health officials. Similar to the Skier Responsibility Code, Vail Resorts asks guests and employees to take on a new level of personal accountability to ensure the safety of its mountain communities.

Park City Mountain Resort has yet to release an opening date for the 2020/2021 Winter Season. For updates, please visit [parkcitymountain.com](http://parkcitymountain.com).

## COVID-19 UPDATE

Summit County is currently in a “low risk phase” and requiring facemasks to be worn in public areas, including the common spaces of the Sundial Lodge. Housekeeping is sanitizing the property daily, including all the touch points for door handles, elevator buttons, railings, etc... The fitness room currently allows a maximum of 5 people, and the pool has signage requesting 6’ of social distancing among non-cohabitating groups. Hand sanitizer stations have been installed in the lobby and by elevators. The HOA staff are wearing facemasks and helping to promote social distancing with homeowners and guests. These practices are anticipated to continue in to the foreseeable future.

## MAINTENANCE

- This fall elevator cabins will be replaced from the faux leather to a laminate covering
- Building Controls project is 98% completed
- Mechanical room upgrades (primary, secondary motors, gaskets/sea; and check valves) completed.
- Air handler filters changed quarterly due to all the construction
- Boiler preventative maintenance completed by Servco

## BLIND REPLACEMENT PROPOSED STANDARD

The exterior appearance of blinds is required to be consistent under the CC&Rs. Written approval by the Association is needed prior to replacing blinds. March’s board meeting, three proposed standards were discussed: 1.) the existing wooden blinds being restrung 2.) white fabric or 3.) beige fabric. The board asks that owners to be patient as a standard is created and approved.

## QUESTIONS OR COMMENTS?

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