



Glenwild

# Welcome to Spring

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## WITH SPRING IN BLOOM AND SUMMER ON THE HORIZON GLENWILD IS ANTICIPATING AN ACTIVE YEAR



As we introduce this new format for our Quarterly Newsletter, we'd like to welcome the forty new homeowners who have joined the community during the past year. Several homes are presently under construction, the East Gate project is about to begin, and in addition to ongoing road maintenance, a major renovation of the clubhouse is underway. These projects will bring added traffic, so we caution you to pay particular attention to the speed limit and parking guidelines.



## BACKFLOW TESTING

Backflow devices protect you and your neighbors! Backflow devices are **REQUIRED** on all pressurized irrigation systems and should be installed on all fire suppression, irrigation, and pool/spa systems. Yearly test submission is required.

In an ongoing effort to protect the health of their customers, Mountain Regional is providing additional flexibility regarding backflow assembly testing. All backflow assemblies with testing due dates during 2021 will have their due dates extended until the end of the year. Please call Mountain Regional Water at 435.940.1916 if you want to ask who can provide the inspection or if you desire an extension.

## SPEEDING AND PARKING

We are excited about the arrival of Spring and the opportunity it presents to get outside and enjoy the warmer weather. Since it's been brought to our attention that speeding is on the rise, please do your utmost to adhere to the posted Speed Limits on our community roads.



## WATER CONSERVATION

Governor Cox has declared a State of Emergency due to drought conditions in Utah. Regional snow pack ended the winter at only 75% of average, putting 100% of Utah in a state of drought and 90% of Utah in extreme drought conditions. With water restrictions in place and drier soil conditions this summer, we'll certainly feel the impact as we strive to beautify Glenwild. For more information and tips on what you can do, please visit [www.mtregional.org](http://www.mtregional.org).





## WEED ABATEMENT

During spring, noxious weeds such as Thistle, Hound's Tongue and Dyer's Woad proliferate. Under Federal, State, and Summit County Law any plant that is declared noxious must be controlled or eradicated. Studies show the most effective time of the year to perform eradication is in late April, May and early June. The HOA is contracting with Eco Lawn and Greenleaf to perform eradication measures. We are asking homeowners to sign up for an outside service or provide information about how your weed abatement will take place. You will be receiving a Glenwild DocuSign form in order to detail your plan.



ECO LAWN (435) 200-3261  
GREENLEAF (435) 647-6776

## COMMUNITY SAFETY UPDATE WITH JOHN COYLE

We are headed into a remarkably busy construction year with as many as fifteen new homes under construction by mid-summer. The Club is



also undergoing a major renovation project and within a couple weeks, we will begin work on the new East Gate entrance. And, with golf season arriving, we will consistently see more traffic in and out of the community. The Community Safety Team will continue to do everything within our purview to keep Glenwild safe. We will also be starting weekend patrols from Memorial Day weekend through Labor Day Weekend.

Additionally, we are working directly with General Contractors to ensure speed and parking are appropriate and within the Glenwild rules. We do, however, need your help. If you see construction vehicles speeding, parked inappropriately, or causing an unsafe situation, please call John Coyle (435-640-0650) or the gatehouse personnel so we can address the issue immediately.

## PET CLEAN UP



Please help us keep Glenwild beautiful and clean! We would like to remind all homeowners that dog waste must be picked up, bagged, and disposed of in a trash receptacle. Thank you.

## PACKAGE AND MAIL PICKUP AT MAIN GATEHOUSE



Packages and mail can now be picked up from the Main Gatehouse. Please pull up and park at the rear entrance to the Gatehouse. Enter the Gatehouse and give the attendant your name and address. Thank you for not blocking traffic.

## ARCHITECTURAL REVIEW COMMITTEE UPDATE

TOM SHERRY (CHAIR)

It has been an extremely busy 2021 first quarter for the Architectural Review Committee (ARC). Currently we have 6 homes under construction, 5 lots with approved designs not yet started, 7 completed homes and 14 projects in design review. This brings the current homes in Glenwild to 136 plus the 6 homes under construction for a total of 142.

The heightened building activity will bring increased construction traffic and parking especially in Spring and Summer months. Besides patrolling for traffic violations and monitoring building sites to ensure adherence to construction regulations, we will also be coordinating with the builders to find additional parking areas to mitigate the amount of construction traffic parked alongside our roads. Even with our best efforts in place, this activity will require patience on everyone's part.



## EMERGENCY TEXT SYSTEM



Last year, the HOA initiated our "Emergency Text System" and a good number of residents are already participating. If you haven't already signed up for the service, please contact Greg Melear, our new HOA Manager (435-649-5351 ext 120) and he will guide you through the process.

## SAFETY AND EMERGENCY PREPAREDNESS COMMITTEE

LARRY ALLEVA (CHAIR)

The Safety and Emergency Preparedness Committee will be hosting its first 2021 meeting in late April. Among the matters to be discussed will be a focus on wild-fire awareness and risk. To that end, the HOA is in discussions with a contractor/consultant to consider whether they should advise the community on overall risk and potential risk mitigation actions. We are also contemplating a seminar for owners on wildfire risk mitigation actions they can take for their individual homes. The Committee, along with John Coyle, will continue to focus on steps to further our "traffic calming (speeding) efforts", including issues caused by the large amount of construction-related traffic anticipated this spring and summer. Week-end patrols will resume on Memorial Day to monitor non-community walkers/bikers on the Wiggly Mile and within Glenwild itself.



# Community Updates

CONTINUED

## FINANCE COMMITTEE

BARRY DENNIS (CHAIR)

This spring the Finance Committee will complete its annual audit. We are also reviewing our CDs to ensure our community funds are FDIC insured. The HOA is in excellent standing, and we are continually planning for a strong financial future. If you have any questions, please feel free to reach out to Barry.

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## WELCOME COMMITTEE

LISA O'BRIEN (CHAIR)

The Welcome Committee is excited to welcome several new homeowners to Glenwild. Lisa and her team deliver a gift basket filled with local goods, wine, stationery, and Glenwild swag, as well as important contact information for the community, to new homeowners. Since we want to get to know our new neighbors, we'd like them to provide a short "Bio" if they are interested. Stay tuned to see some of these new bios in our next newsletter. This summer we will hold a cocktail party for all new homeowners. Although the date has yet to be determined, we will be excited to see all of you.

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## WELCOME NEW HOME & LAND OWNERS

Lot #18 - Richard & Michelle Blunck  
Lot #26 - John & Diane James  
Lot #36 - Peter & Teresa Thompsons  
Lot #67 - Troy & Amber Robertson  
Lot #94 - Dave & Karen Caito  
Lot #99 - Keith & Melanie Monestere  
Lot #109 - Julie Bateman  
Lot #121 - Scott & Lisa McGuire

## SOCIAL COMMITTEE

CARRIE DENNIS (CHAIR)

The Social Committee is looking forward to the Summer as Covid restrictions become less obtrusive. We are planning a Neighborhood House Crawl to explore some of the beautiful homes in our community and share a drink with the owners. We are also exploring possible guided nature hikes, children's activities, movie nights, and other ways for the community members to get to know one another after a long absence in 2020. We welcome any suggestions for future events or ways to make these planned activities even more successful.





## TRAILS COMMITTEE

JAY BELL (CHAIR)

The Trails Committee is anxiously looking forward to dry trails and warm weather. The current plan is to focus on the following, but would love to have additional input from owners as to issues they deem important:

- Organizing a joint project with the Social Committee to help clear loose rocks from the frequently used Glenwild trails.
- Gather input on plans for the small Purple Sage park.
- Look at projects that would require coordination with the Golf Club.

## COMMUNICATION AND MARKETING COMMITTEE

ALEX NIEROTH (CHAIR)

This committee has recently launched a new and improved Glenwild HOA website. While the new site is interactive and engaging it is particularly focused on what makes Glenwild such a special place to live. Although primarily externally facing, it will also include a Member Portal to share community updates and general information our residents should find helpful. Remember to pick up your complimentary Glenwild sports bottle to help celebrate the new website.



Please visit our new website at [Glenwild.com](http://Glenwild.com).

WE WOULD LIKE TO REMIND ALL HOMEOWNERS OF THE VARIOUS COMMITTEES IN GLENWILD AND ENCOURAGE THOSE INTERESTED TO JOIN!

Trails and Recreation Committee – Jay Bell – [jbelle@fabianvacott.com](mailto:jbelle@fabianvacott.com)

Architectural Review Committee – Tom Sherry – [tomjsherry@me.com](mailto:tomjsherry@me.com)

Welcome Committee – Lisa O'Brien – [obrienpcut@gmail.com](mailto:obrienpcut@gmail.com)

Finance Committee – Barry Dennis – [barrydennis4@gmail.com](mailto:barrydennis4@gmail.com)

Social Committee – Carrie Dennis – [carrieroconnordennis@gmail.com](mailto:carrieroconnordennis@gmail.com)

Communication and Marketing Committee – Alex Nieroth – [alex.nieroth@outlook.com](mailto:alex.nieroth@outlook.com)

Safety and Emergency Preparedness Committee – Larry Allewa – [larryallewa@gmail.com](mailto:larryallewa@gmail.com)





GLENWILD AREA Q1 2021 MARKET REPORT BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY.

## HOME SALES INFORMATION

Only one home sold during 1Q 2021, which was the home at 7145 Glenwild Drive that was listed at \$4,850,000 or \$620 per square foot.

Two homes were pending sale at the end of the first quarter: 7418 Glenwild Drive listed at \$6,500,000 or \$564 per square foot and 685 Hollyhock listed at \$3,395,000 or \$435 per square foot.

At the end of the first quarter, five homes were actively listed in Glenwild. The homes listed for sale ranged in price from \$3,975,000 up to \$9,500,000 and from \$520 to \$1,551 per square foot.

## LAND SALES INFORMATION

Four lots traded across the Park City MLS during 1Q 2021 at an average price of \$1,161,250, and the average lot sold was 1.59 acres. This represents a 61.6% increase in the average price for a Glenwild lot over the year-end 2020 average price which was \$718,650.

Four lots were pending sale at the end of the first quarter and ranged in list prices from \$680,000 up to \$1,350,000. Three of the four lots pending sale were on the market for less than 16 days prior to going under contract.

At the end of the first quarter, only one lot was actively listed for sale, which was lot 102 at 7137 Lupine Drive listed at \$995,000 for 1.72 acres.



## LOW SINGLE-FAMILY INVENTORY DRIVES LAND SALES AND PRICE INCREASES

Demand for Glenwild homes continued in the first quarter of 2021; however, low single-family inventory drove buyers to purchase vacant land instead of homes. As a result, land prices climbed, and the average price for a Glenwild lot sold during the first quarter of 2021 was over \$1.16 million. This trend is similar in the other Park City area gated golf course communities which also showed strong land sales and significant sales of developer to-be-built product. Glenwild is approximately 75% built out, so the hunt for available land to buy can be tough for buyers, and several trades during the first quarter occurred in off-market transactions. This report refers only to the sales disclosed on the Park City MLS in all communities for consistency and accuracy.

## GLENWILD IN COMPARISON TO OTHER GOLF COMMUNITIES

### Single Family Homes

Low inventory of available existing homes in each community slowed the pace of closed sales in the first quarter of 2021. However, active developers in the communities outside of Glenwild capitalized on the low inventory and placed many to-be-built developer homes under contract. In Promontory, Tuhaye, Victory Ranch, and Red Ledges, the vast majority of the pending sales are to-be-built developer homes. In general, these homes will take 12-18 months to build, so they will post as pending sales for a considerable amount of time. Glenwild showed the highest average sale price for single-family homes when compared to all of the communities, a position it also held at year-end 2020.

### Vacant Land

The number of closed vacant land sales outpaced the sale of single-family home sales in each of the communities. Glenwild posted the highest average land sale price for the first quarter, beating out Victory Ranch that held that title at year-end 2020. Each community showed significant gains in average land sale prices. As mentioned previously, Glenwild's average land sale price increased 61% between year-end 2020 and the end of Q1 2021. Not far behind, Red Ledges showed a 57% increase in land prices, Tuhaye posted a 35% increase, Promontory a 17% increase, and Victory Ranch registered just under a 10% increase over year-end 2020 average prices.

*Real Estate Report Provided by Molly Campbell.*







## CONTACT INFORMATION



### **GREG MELEAR – PROPERTY MANAGER**

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GLENWILD DIRECT: 435-655-2942

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### **JOHN COYLE- DIRECTOR OF COMMUNITY SAFETY**

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### **CHRIS COTTIS-ARC CONTACT**

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### **MAIN GATEHOUSE**

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### **CONSTRUCTION GATEHOUSE**

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