

Setting Up for a Glorious Fall

FALL, 2021

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Seasons change but enjoying Glenwild for everything it has to offer never goes out of style. Your HOA Board and its committees have been very busy this summer with many of their initiatives and accomplishments highlighted on the pages of this newsletter. Please regularly check www.glenwild.com to keep updated on the latest community news.

For an example of how glorious Glenwild was this past summer, check out the photos from Susan and Larry Alleva’s extraordinary garden. From what we understand Susan spends many of her waking hours tending to her masterpiece.



Homeowners, Susan and Larry Alleva’s garden



EAST GATEHOUSE CONSTRUCTION UPDATE

The construction of the gatehouse is underway and on schedule, thanks to excellent project management by Patty Winterer. The slab is poured and framing began on September 22nd. The project, which will be completed this winter, represents a significant step toward enhancing security and controlling the heavy construction traffic Glenwild is experiencing.



GATEHOUSE BARRIER ARMS

The Board has approved moving forward with a barrier arm at the Main Gatehouse and barrier arms for the entrance and exit at the Construction Gatehouse. The impetus behind this is to help curb “tailgating” into the community. The project will begin mid-October at the Main Gatehouse. Estimated completion would be 3-4 days. Ingress and egress will not be impacted.

SPEEDING

Speeding continues to be an issue. Posted speed limits need to be adhered to. Our mobile patrol and/or our gatehouse security staff will be required to speak with you if you are reported speeding. Let’s please keep our neighbors safe out there.



WATER CONSERVATION

With the ongoing Western drought, we are all challenged to keep water conservation a priority. The risk of wildfire remains severe, so we caution all of you to be more cautious and respectful with water usage. Our Safety and Emergency Preparedness Committee addresses this very issue in this newsletter.



For more information on what you can do, please visit;
www.mtregional.org



“WHAT’S NEW”

Starting next month, the HOA will introduce a new addition to our website called, What’s New. This new menu topic will offer a quarterly update on the happenings and events going on in Park City and Glenwild.



RULES & REGULATIONS

The HOA Board will be updating our Rules & Regulations, as well as our CC&R’s, in the near future. The community will have the opportunity to review and comment on any proposed changes prior to implementation.

Current provisions such as the prohibition of home rentals, timely trash and recycling container removal, noise restrictions, etc., will be addressed.

DRONES

A reminder that drones can only be flown within the boundaries of your property. HOA permission is required for flights anywhere else within the community.

DEDICATED HOA PHONE NUMBER



We now have a dedicated HOA phone number that you can call for immediate assistance.

T. 435-655-2942

NEW HOA APPOINTMENTS

COMMUNITY ASSOCIATION MANAGER

John Coyle, our former Community Safety Manager, has agreed to take on the role of Community Association Manager. This appointment represents the first time Glenwild has a full-time association manager with all the resources of Cooper’s HOA at his disposal. John’s contact information will remain the same, mobile: 435-640-0650 and email: johncoyle@glenwild.com

COMMUNITY SAFETY MANAGER

Filling John’s shoes as the new Community Safety Manager will be Brian Gardner. Many of you already know Brian who has been a key member of the gatehouse security staff for the past fifteen years. His institutional knowledge and law enforcement experience will be of considerable value to our team. Brian is currently the Investigations Lieutenant with Wasatch County Sheriff’s

Office and will be retiring next spring. He will be working parttime at Glenwild until his retirement is official. Brian, whose office will be in the Lifestyle Center, will work hand-in-hand with John Coyle to enhance the Community Safety program. Brian can be contacted at mobile: 385-766-0429 and email: bgardner@coopershoa.com



BRIAN GARDNER
COMMUNITY SAFETY
MANAGER

BITNER RANCH ROAD ASSOCIATION



The following memo has been provided by the BRRRA to all HOA’s for inclusion in their respective newsletters. The Bitner Ranch Road Association (“BRRRA”) continues to oversee general maintenance on Bitner Ranch Road and work with Summit County on the upcoming Silver Creek Connection. As a reminder, Bitner Ranch Road was built and is maintained as a private rural connector road providing ingress/egress to

five residential communities and several individual residences with access easements. Recent discussions with Summit County engineering confirmed that the County is still planning to commence construction on the Silver Creek Connection in 2022. Once completed approximately one mile of the lower road will become County owned and maintained and provide an additional egress/ingress point off Bitner Ranch Road. BRRRA Board continues to work closely with the County to collaborate on the public/private interface and to efficiently time any improvements to remaining sections of the private portion of the roadway.

BITNER RANCH ROAD ASSOCIATION continued



In May of this year significant cutting and patching was completed on both sections A and B. Restriping was completed in August and all culverts were inspected and cleared as part of general annual maintenance. Additional ongoing maintenance includes cold patching, road edge mitigation and refuse removal. The Association has contracted with Eschenfelder to

provide snow removal services for the upcoming winter season. BRRRA would like to remind all users that the speed limit on the roadway is 20 MPH in sections and no more than 30 MPH in others. As many of you are aware, there is an abundance of wildlife in the area, authorized residents that like to ride their bikes/run on the road and a continued increase in construction activity within all communities and simply more people living in the area neighborhoods. Your adherence to the speed limits is appreciated and keeps travel safe for all.

HOA BOARD NOMINATIONS

We will have three (3) Trustee positions up for re-election this Fall. We would welcome any nominations (yourself or others) to be submitted to the Nominating Committee comprised of Alex Nieroth, Jay Bell and Barry Dennis or to our Assistant Property Manager, Tom Faherty, at the Lifestyle Center.

COMMUNITY SAFETY UPDATE

The extraordinary growth that Glenwild has experienced has brought new challenges. Among those are the proliferation of wildlife, the focus of this Community Safety report. With the addition of new families and full-time residents many new homeowners may be unfamiliar with mountain living and the abundance and variety of animals that traverse our community. Everything from deer, elk, moose, mountain lions, bobcats, and coyotes make their presence known at one time or another.

We have had numerous sightings of all these animals this year and the increase may be due to the drought and the increased number of people residing in Glenwild. While we have sent out a

couple of “Emergency Texts” this year in relation to wildlife sightings, here’s how to make your experience safer and more enjoyable.



1. Do not approach wildlife of any size, especially if you suspect it is injured. Report injured wildlife to the gatehouse, and we will contact the Division of Wildlife Services.
2. When walking or riding a bike, carry some type of noise making device. Wave your arms above your head and make noise to scare animals off.
3. Do not turn your back on a predatory animal: Mountain Lion, Bobcat or Coyote. Slowly back away from any wildlife blocking your path or trail.
4. Keep dogs on a leash, when possible. Do not allow them to chase after wildlife.
5. Do not leave food or water outside for wildlife.
6. Educate yourself! There is ample of information available about the wildlife you could encounter in Glenwild.



ARCHITECTURAL REVIEW COMMITTEE

TOM SHERRY (CHAIR)

Glenwild has 194 buildable lots of which 140 are completed, 11 under active construction and 16 either in design review or waiting Summit County building permits, which leaves 27 lots vacant. As you can see from the stats, 2021 has and continues to be an active year for the Architectural Review Committee (ARC).

Over the summer months we have received questions and concerns from neighbors wanting to know how we ensure that a builder/homeowner is following the approved design plans. This is accomplished through a stringent review process that entails pre-design, preliminary and final design submittals. Once this process is complete, the stamped plans are then submitted to Summit County to perform their review and approval process. To assist us with this effort we have two certified architects who work closely with the committee, the homeowner and their architect to ensure that the design meets the Glenwild Design Guidelines and Standards as well as Summit County regulations. Our architects, along with a representative from the ARC, visit the sites during construction to ensure compliance to plans until construction and landscaping is complete. Summit County building inspector also routinely visits the site to ensure compliance to county regulations.



Even with the above process in place, we do experience occasional problems that require additional attention and enforcement. If you have any concerns or questions regarding a construction worksite or see anything you feel is amiss, please feel free to contact either Chris Cottis at chris@coopershoa.com or John Coyle at johncoyle@glenwild.com.





WELCOME COMMITTEE

LISA O'BRIEN (CHAIR)

On August 26th our committee hosted a Welcome Social for new Glenwild property owners on the recently redesigned patio at the clubhouse. Mark Lucas, our HOA President, greeted our new members and made some welcoming remarks. As always, the Welcome Committee continues to deliver welcome kits to new residents. Please welcome our new neighbors.

WELCOME NEW HOME & LAND OWNERS

Lot #43 - Eric & Susan Rothchild
 Lot #59 - Mark Martinez
 Lot #61 - Jaclyn Robertson & Joseph Urban
 Lot #62 - Bascom Thomas Baynes
 Lot #83 - Gary & Mary Lisenbee
 Lot #86 - Andy & Kerry Welch
 Lot #'s 89/90 - Arturo & Susan Echarte
 Lot #96 - Kees & Sheila Koster

Lot #100 - Mark & Maureen Casper
 Lot #125 - Karen & Roy Gabbay
 Lot #126 - Amy Eskind
 Lot #128 - Deann & Paul Morgan
 Lot #135 - Jay Selznick
 Lot #141 - Elmira & Pedram Shojai
 Lot #146 - Michael Perillo
 Lot #184 - Chris Retzer & Chris Eggleton
 Lot #188 - Laura & Patrick Nunnelly
 Lot #193 - Abhijit & Molly Ingle
 Lot #195 - Missy & Wayne Witte

SOCIAL COMMITTEE

CARRIE DENNIS (CHAIR)

Due to the ongoing impact of Covid, scheduled social events have been limited. However, we did have a nice turnout for our yoga classes, and I'd like to thank everyone who participated. This Fall we're planning several activities, the dates of which will be announced shortly:

- *Local Trails Mountain Biking with John Coyle. All levels invited!*
- *Local Trails Hike with Swaner Preserve.*
- *Neighborhood Trick-or-Treating on Halloween*
- *Sunday Football Tailgate at the Lifestyle Center*



EMERGENCY PREPAREDNESS AND SAFETY COMMITTEE

The Board has approved the recommendation of the Emergency Preparedness and Safety Committee to engage Alpine Forestry, specialists in assessing wildfire risks and recommending possible risk mitigation.

Phase One of this project will focus on wildfire risk evaluation, hazardous fuels reduction planning and educational resources for the community. Specifically, their approach will study the entire Glenwild perimeter to assess fuels, terrain and how adjoining landowners such as Swaner and The Preserve, might fit into future plans. Ideally, they may also highlight areas of Glenwild homeowner's property that stand out as high risk, so the



LARRY ALLEVA (CHAIR)

HOA can encourage those owners to perform fuel reduction mitigation. Finally, a wildfire presentation/ Q&A will be held at a community meeting upon completion of the study. After receipt of the report, Glenwild can then assess whether there is a need for the HOA to engage Alpine, or another firm, in a Phase Two risk mitigation effort.

It is important to note that the ultimate responsibility to assess individual property risks resides solely with the owners. On a positive note, several Glenwild homeowners have already taken proactive steps to reduce risks associated with their property.

FINANCE COMMITTEE



BARRY DENNIS (CHAIR)

Recently the audit of Glenwild's fiscal 2020 results was completed. As reported at our Annual Meeting in January, fiscal 2020 was a solid year financially for Glenwild HOA. While there was a very slight deficit of HOA dues over our operating expenses, this was more than offset by Reinvestment Fees (received by the HOA) associated with every sale of property within our community.

Your Board and the Finance Committee have agreed to take the advice of our auditor and follow the precedent of many of our HOA peers, and to present the financials in the same manner as we have previously (FASB 972). There has been a new FASB guideline (606) which, while including HOAs, potentially would result in confusing basis of

reporting our financial results. It is our auditor's opinion that it is likely that FASB will exempt HOAs from FASB 972 in the future. However, by deciding not to adopt this new standard, we did require the auditor to qualify their opinion, only with respect to that matter. We are told that a number of other HOA's took a similar approach.

There have been challenges with the investment efforts of our reserve funds. Even if CD's had been available under the \$250k FDIC limits, the yields are virtually zero. The Board is in the process of expanding the acceptable investment instruments slightly to include US Treasury Bonds and T-Bills.



TRAILS AND RECREATION COMMITTEE

JAY BELL (CHAIR)

New hiking and biking trail access signs, connecting Hollyhock Street and Glenwild Drive to the public Glenwild Loop trail system have been installed. We have also painted pedestrian striping on the crosswalks where the public hiking/biking trails cross our roads. We trust that this will not only remind drivers to be on the lookout for bikers and walkers at these locations, but they will also encourage the public to remain on the public trails and not on our roads. We are in talks with Basin Recreation, the caretakers of the public trails, to get new signage on the trails where they cross our roads. We appreciated the support of residents at our last meeting. We plan on another meeting the first part of October. Discussion items to include: 1) the lower Glenwild Park (potential improvements thereto), 2) the Snow Berry Park, 3) potential hiking only trails and 4) areas where we could better coordinate our efforts and goals with those of the Club.

If you have an interest in getting involved with the Trails Committee, please let John Carter or Jay Bell know: jbelle@fabianvancott.com

COMMUNICATION AND MARKETING COMMITTEE

ALEX NIEROTH (CHAIR)

The Communications/Marketing committee has been busy ensuring that Glenwild (and Park City) are of top-of-mind interest to prospects looking for the most desirable lifestyle west of the Mississippi. Having created a new Glenwild website in the Spring, we are about to introduce a Quarterly Content Calendar to ensure that website visitors are exposed to new, updated and interesting information about Glenwild and Park City. We'll share how to access this information when ready.

We are also about to update all the HOA member contact information and will establish a functioning Member Directory (available in the Member Portal). We will ask your permission before adding you to the directory.



Please visit our new website at Glenwild.com.

This represents our second “new look” newsletter published quarterly. We hope you enjoy it. Please feel free to send the committee any suggestions on tips/reminders you’d like to see in the future.



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

Architectural Review Committee – Tom Sherry – tomjsherry@me.com

Welcome Committee – Lisa O’Brien – obrienpcut@gmail.com

Finance Committee – Barry Dennis – barrydennis4@gmail.com

Social Committee – Carrie Dennis – carrieroccodennis@gmail.com

Communication and Marketing Committee – Alex Nieroth – alex.nieroth@outlook.com

Safety and Emergency Preparedness Committee – Larry Alleva – larryalleva@gmail.com



GLENWILD AREA Q2 2021 MARKET REPORT BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY.

HOME SALES INFORMATION

Between January 1 and September 17, 2021, nine homes traded across the Park City MLS in Glenwild at an average price of \$4.07 million or \$562 per square foot. The sale prices for the nine homes that sold ranged from about \$3 million up to about \$6 million, and the sale prices per square foot ranged from about \$400 to \$700 per square foot. The homes that sold in Glenwild in 2021 were originally built between 2003 and 2006, representing the sale of older product by Glenwild standards that is likely to be remodeled by the buyers. As of September 17, 2021, two homes were pending sale and there were no active listings of single family homes in Glenwild.

Comparing the market performance in Glenwild thus far in 2021 to that of 2020, the number of homes sold is down (possibly due to inventory constraints), but pricing on a per square foot basis is higher by \$10 per square foot. Eighteen homes traded across the Park City MLS in 2020, double the number of homes that have sold thus far in 2021. The average sale price for a Glenwild home in 2020 was about \$4.2 million or \$552 per square foot, and those sales represented a mixture of older homes as well as newer homes.

LAND SALES INFORMATION

With single family inventory so low, it's not surprising that land has been active in 2021. Eleven lots traded across the Park City MLS between January 1 to September 17, 2021 at an average price of \$1,044,545 and an average size of 1.27 acres. Two lots are currently pending sale and one lot is actively listed for sale.

Land was also very active in 2020 when 25 lots sold across the MLS at an average price of \$718,650 and an average size of 1.75 acres. Clearly, land prices in Glenwild are climbing!

*Real Estate Update provided by
Molly Campbell.*



CONTACT INFORMATION



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