

Welcome to Spring

SPRING, 2022

IN THIS EDITION...

TIPS AND UPDATES

PG 2-5

- Community Safety Update
- Bike Riding/Arm Bands
- New Construction Gatehouse
- Speeding
- Bitner Ranch Road
- Pick Up After Your Pets
- Member Directory
- Noxious Weeds
- Proper Trail Etiquette/ Wildlife
- Meet Your Neighbor
- Calling All Gardeners

COMMITTEE UPDATES

PG 6-10

REAL ESTATE UPDATE

PG 11 -14

CONTACT INFORMATION

PG 15

THE PROMISE OF ANOTHER GLORIOUS PARK CITY SPRING IS JUST AROUND THE CORNER



Despite recent evidence to the contrary, Spring really is on our doorstep. Robins are flitting around the fairways, daffodils have already made their appearance and tulips are getting ready to push their tips above long dormant soil. It's time to reconnect with neighbors, dust off your hiking shoes, take the clubs out of storage, lube chains, and pump tires. We'll see you out there!



COMMUNITY SAFETY UPDATE

FROM BRIAN GARDNER

Now that the winter season is in our rear view mirror, we look forward to green grass, blue skies, and warmer temperatures. The change in season also brings increased challenges in safety and travel. One of the biggest concerns we currently face is speeding within our community. Vehicles going faster than the posted speed limit (27 mph) are more likely to endanger pedestrians and wildlife on the roadway. I encourage everyone to obey all the rules of the road, be aware of their surroundings, come to a complete stop at stop signs, use hand free devices, and watch for animals and pedestrians. By following these simple recommendations, we can have a safe and enjoyable summer season.



Tips for Pedestrians

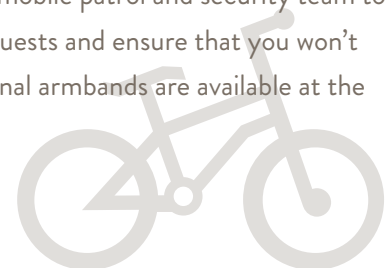
- Wear bright clothing
- Be aware of approaching vehicles
- Step off of the roadway to let vehicles pass
- Limit the use of earphones while walking
- Remember to keep all pets on a leash
- Walk against oncoming traffic



BIKE RIDING/ ARM BANDS

This is a friendly reminder that if you are biking around Glenwild this summer, please wear your Glenwild armband! During the summer we encounter many members of the public hiking and biking on Glenwild property, especially on the Wiggly Mile. Our community armbands make it easier for our mobile patrol and security team to identify homeowners and their guests and ensure that you won't be stopped by our team. Additional armbands are available at the Lifestyle Center.

Thank you for your cooperation!





BITNER RANCH ROAD

Many Glenwild homeowners have inquired about the condition and status of the Bitner Ranch Road. The Bitner Ranch Road Association (BRRA) is in the process of accepting bids to patch the major potholes and slurry seal the road this summer. Please be aware that the speed limit is 30mph, which when adhered to, will help avoid issues with oncoming traffic, bikes, pedestrians, animals, obstacles, and road surface inconsistencies. It is anticipated that Summit County will take over maintenance of the road in 2023.



NEW CONSTRUCTION ENTRANCE GATEHOUSE

We are very excited to announce that last month we completed construction of the new gatehouse at the construction entrance! Both the aesthetics and functionality are greatly improved by this upgrade. When entering Glenwild, homeowners and construction personnel with transponders can use the far-right lane, while guests and those without transponders should stop at the gatehouse window. Keep in mind that our new gate arms actuate much faster than the old ones did to prevent tailgating. **One car at a time please!**



SPEEDING

We continue to receive complaints from owners about the excess speed of cars and construction vehicles, especially in certain parts of our community. It is our impression that the majority of owners are complying with our posted speed limits - thank you. However, we ask everyone to be mindful of speed limits, even more so this spring and summer when more of your neighbors will be walking on our roads.



PICK UP AFTER YOUR PETS



We ask that you please be mindful while using the Glenwild Trail System and roads this summer and pick up after your pets! Trash stations are located at most trail intersections and are stocked with bags. We appreciate everyone's efforts in keeping our trails clean for everyone to enjoy.



MEMBER DIRECTORY

If you would like to add or edit any of your information, please contact tfaherty@coopershoa.com

Our HOA Member Directory launched in January and we are pleased to already have over 110 properties represented! The directory is available within the member portal on the HOA website. If you would like to add your contact information to the directory, please email tfaherty@coopershoa.com.

NOXIOUS WEEDS

With the spring thaw comes the emergence of invasive, noxious weeds. Glenwild is host to a myriad of noxious weeds; most notably, Dyer's Woad, Hounds Tongue, and multiple Thistle varieties including Musk, Scotch, and Bull. We also continue to witness the presence of Spotted Knapweed in small groups. Under Federal, State and Summit County Law any plant that is declared noxious must be controlled or eradicated. Noxious weeds, left to seed, have become a critical issue within the development so a proactive approach on behalf of all homeowners is imperative.

Eco Lawn has done extensive noxious weed abatement work for Glenwild, Cooper's HOA and Summit County. If you

are looking for a vendor to assist you, we have had positive experiences with this vendor. Should you be interested, Eco Lawn's contact information is below. They typically conduct 3-4 visits per season and prices may vary based on lot size, time required and amount of product needed:

ECO LAWN -
(435) 200-9351

SCHEDULING -
Gia: admin@ecolawnutah.com

CUSTOMER SERVICE -
Heidi: heidi@ecolawnutah.com



THANK YOU FOR YOUR PARTICIPATION IN HELPING US CONTROL NOXIOUS WEEDS IN GLENWILD.

PROPER TRAIL ETIQUETTE/ WILDLIFE

Enjoying the summer months in Park City means sharing our paths and trails with pedestrians, dogs, bikers, and the local wildlife. We urge everyone to refresh themselves on the rules of proper trail use to make sure everyone is able to stay safe and enjoy our surroundings. The Mountain Trails Foundation has published a very useful “Trail Guidelines and Etiquette” guide with tips such as dog-leashing rules and “right of way” recommendations for trails shared by hikers and bikers. The full guide is available here: [Mountain Trails Foundation](#)



MEET YOUR NEIGHBORS

Hi! I’m Monty and I’m an eight year old Golden Retriever owned by Link and Angie at 7240 Purple Sage. My favorite things are just truly everything, I’m a



golden, after all. I especially love to accompany my humans when they Nordic ski and have been known to clock a five minute mile. Forgive me if you see me sneaking out for a self-initiated jaunt (sometimes it just feels right) but please do let my humans know if you catch me.

We plan on sharing more neighbor profiles in future newsletters. If you are interested in having your family and/or pets featured in future editions, please let us know at glenwild@coopershoa.com!

CALLING ALL GARDENERS



On May 19th from 4:30-5:30 we are holding a seminar on High Elevation Gardening at the Lifestyle Center.

Since we have all experienced the frustrations of gardening in Park City, Maegan Lewis, Wasatch and Summit County USU Extension Assistant Professor, will help answer all of our questions. She will speak on the basics of growing flowers and vegetables in this challenging climate.



ARCHITECTURAL REVIEW COMMITTEE

TOM SHERRY (CHAIR)

Glenwild has 194 buildable lots of which 140 are completed, 16 under active construction and 14 either in design review, waiting Summit County building permits or on hold by owner. A total of 24 lots remain vacant. All this design and construction activity adds up to a busy 2022 for the Architectural Review Committee (ARC).

Besides reviewing new design proposals, the ARC is involved with monitoring construction sites to ensure compliance to guidelines and design plans until construction and landscaping is complete. Even with this process in place, we can always use your help and appreciate you letting us know if you see something that warrants our attention. An extra set of eyes is always helpful.

We continually review the Glenwild guidelines to ensure they properly reflect Summit County building requirements and provide clarification to existing guidelines initiated either through the ARC design review process (new building materials/designs) and/or feedback from homeowners and the HOA Board. It is important to note that any changes to the guidelines requires the board to announce the proposed changes to the community and hold a forum for feedback at an open monthly board meeting after which the board votes.



If you are planning any addition, repair, change or other work that alters the exterior appearance of your house (includes landscaping and color scheme), a written request for approval from the ARC is required. If you would like more information or assistance regarding this process please feel free to contact either Chris Cottis at chris@coopershwa.com or John Coyle at johncoyle@glenwild.com.





WELCOME COMMITTEE

LISA O'BRIEN (CHAIR)

The Welcome Committee greets new Glenwild homeowners with a friendly face and a lovely bag of local treats! We also encourage them to use committee members as a resource for any questions they may have about the community and Park City in general. We particularly want to thank Tom Faherty, Glenwild's Assistant Property Manager, who has been instrumental in keeping us up to date with new homeowner arrivals and with the gift bag distribution. I'd like to thank Committee members Kirsten Hanson and Loretta Hickox and our board advisor Amy Kamisher. This year we are also welcoming Susan Soderlind and Vera Baker to the Committee. Thank you all!

WELCOME NEW HOME & LAND OWNERS

Lot #59 Kenneth & Nancy Romanzi
 Lot #61 Matthew & Megan Wolfe
 Lot #64 Robert Bowman
 Lot #70 George Bishop
 Lot #72, 157 James & Michelle Hall

Lot #101 Cathay & Jack Wade
 Lot #102 David & Joelle Gebo
 Lot #139 Kara & Shawn Wells
 Lot #187 Rajesh & Sejal Sood
 Lot #197 Jim Burgett & Rebecca Campbell

SOCIAL COMMITTEE

CARRIE DENNIS (CHAIR)

We are excited to be hosting numerous events this year! The first of which will be a High Elevation Gardening seminar in May, followed by a Summer Solstice party with food, drinks and music on the evening of June 21st. Further details for these activities will be shared soon. We are also in the process of planning events for late summer and fall, as well as a holiday party for all HOA members in December, so stay tuned for future announcements. These events offer a great chance to enjoy our beautiful surroundings and get to know your neighbors – we hope to see everyone there!



EMERGENCY PREPAREDNESS AND SAFETY COMMITTEE



LARRY ALLEVA (CHAIR)

As communicated previously, the HOA has engaged Alpine Forestry to perform a study of Glenwild’s overall wildfire risk, with a particular focus on the exterior boundaries of the community. A deliverable from this work will be a report with suggestions of potential wildfire mitigation steps for consideration by your board. Additionally, once the study is complete, Alpine will present their findings and provide some “helpful hints” in terms of how individual homeowners can take steps to potentially mitigate the risk around their property. We expect that Alpine will be presenting the results of the study in the June/July time period at a community meeting open to all owners. Stay tuned!

FINANCE COMMITTEE



BARRY DENNIS (CHAIR)

We are pleased to welcome new Finance Committee members for 2022 that include; Patrick Nunnally, Dayle Benson, Melanie Ferrell, John James Hughes, John Chalker, Craig Kokman, Larry Alleva (Treasurer), and Barry Dennis (Chair). We had very good interest from the community to serve on the committee this year and thank everyone for putting up their hand.

The Finance committee will be meeting in the near future to review Glenwild’s first quarter results. Additionally, we have tasked the committee with completing a thorough review of our Reserve Study and the main item within the study, our roadways.



TRAILS AND RECREATION COMMITTEE

JAY BELL (CHAIR)

The expanded committee plans on a busy Spring and Summer. We will soon recommend to the HOA Board a proposal to add pedestrian-only trails to the existing trail system. These wider trails would enable side-by-side walking and make walking with your dog easier. This proposed trail system would also alleviate the need to compete with faster bike traffic. We also hope to give the board input on potential walking paths along Glenwild Drive and possibly other streets within the community. Glenwild has two parks, each of which are in need of review and potential updates. Hopefully, we can address these as well. We welcome input from HOA members on any of the above.

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



[WHAT'S NEW](#) [BOARD & COMMITTEES](#) [HOA INFORMATION](#) [SOCIAL CALENDAR](#) [MEMBER DIRECTORY](#) [CONTACTS](#)

COMMUNICATION AND MARKETING COMMITTEE

ALEX NIEROTH (CHAIR)

The Communications & Marketing Committee is happy to keep you up to date with our quarterly newsletters and continues to enhance our Glenwild website with updated information about Park City events and activities. We have also updated the community map on the website so you can easily visualize where your friends and neighbors live.

Since Glenwild is a relatively small and intimate community, we'd like to get to know our neighbors better. To that end, we are considering adding two new features to the HOA Member Portal. Among those are resident profiles and a feature on community pets, the first of which you can view in

this edition of our quarterly newsletter. If you'd like to participate in our family or pet profiles, please contact Tom Faherty.

We're also considering launching a calendar of instructional events that will take place at the Lifestyle Center. Areas of interest to the community may include health and wellness, fitness, gardening, etc. We encourage you to contribute ideas and topics that you would like to see addressed by reaching out to the committee.



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 Q1 2022 MARKET REPORT BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY.

LOW STANDING INVENTORY AND INCREASING PRICES CONTINUE

Three homes sold in Glenwild during the first quarter of 2022. The average price for the homes sold during the first quarter was \$6,166,667 or \$779 per square foot. This marks a 36% increase over the year-end 2021 figure. At March 31, 2022, only one home was actively listed for sale in Glenwild, and one home was pending sale. The Glenwild HOA reports that sixteen homes are actively under construction, and about eight of those are spec homes that could become future listing inventory.

During the first quarter of 2022, three Glenwild lots traded across the MLS and one was pending sale at the end of the quarter. The average sale price for the lots sold during the first quarter of 2022 was \$1,450,000, an increase of over 32% versus the average sale price at year-end 2021. At March 31, 2022 two lots were actively listed for sale at prices ranging from \$1,900,000 to \$1,950,000.

Glenwild is approximately 80% built out, so finding available homes and land to buy can be a challenge for buyers, and some trades occur in off-market transactions. This report refers only to the sales disclosed on the Park City MLS in all communities for consistency and accuracy.

HOMES

- Three Glenwild homes sold during the first quarter of 2022. The homes that sold ranged in listing price from \$4.7 million for 7980 Glenwild Drive up to \$7 million for both 340 Hollyhock and 785 Mountain Holly Lane.
- The Q1 2022 average sale price for a Glenwild home was \$6,166,667 or \$779 per square foot. This represents a 36% increase in pricing over year-end 2021. The average days on market for a Glenwild home in the first quarter of 2022 was 28 days, indicating a brisk market for well-priced inventory.
- The one home pending sale at the end of the first quarter of 2022 was 1233 Snowberry that is currently under construction and scheduled to be complete by late summer or fall. This sale will close upon completion of the home.
- Only one home was actively listed for sale in Glenwild at the end of the quarter, and that was 7628 Glenwild Drive, listed at \$7,595,000. Details on that home can be viewed [here](#). With only one home actively listed, now might be an excellent time to list your home for sale!

LAND

- Three lots sold in Q1 2022 and ranged in price from \$1,100,000 to \$1,750,000 and size from 1.12 to 1.33 acres.
- The average sale price for the lots sold in Q1 2022 was \$1,450,000, representing a 32% increase over the year-end 2021 average. The average days on market for the lots sold in Q1 2022 was 38 days.
- As of March 31, 2022 one lot was pending sale, lot 61 listed at \$1,499,000.
- As of March 31, 2022, two lots were actively listed for sale at prices ranging from \$1.9 million up to \$1.95 million.

THE PRESERVE, RANCHES AT THE PRESERVE, GOSHAWK RANCH & STAGECOACH ESTATES

In the communities surrounding Glenwild, three homes sold during the first quarter of 2022. Two homes in Stagecoach Estates sold, and one home in The Preserve sold. The Stagecoach Estates homes were listed at \$850,000 and \$3.2 million, indicating a broad range of prices in this up-and-coming neighborhood near Glenwild. The home that sold in The Preserve was 960 W. Deer Hill Road listed at \$5.65 million. There are currently three homes pending sale, which are all in The Preserve and Ranches at The Preserve. There are currently four homes on the market at prices ranging from \$2.45 million up to \$9.6 million.

Two lots sold in the communities surrounding Glenwild in the first quarter of 2022, and both were located in Stagecoach Estates. The lots were listed at \$469,900 and \$525,000. One lot listed at \$1.8 million in The Preserve is pending sale, and three lots in The Preserve/Ranches at The Preserve are listed at prices ranging from \$1.65 million up to \$2.6 million.



1Q 2022 Golf Club Real Estate Comparisons

		Single-family Homes					
Total Entitled Homesites	# For Sale 3/31/22	# Sold	# Pending	Avg. Sale Price YTD at 3/31/22	Avg. SF YTD at 3/31/22	Avg. Sale	
		YTD at 3/31/22	Sale 3/31/22			Price/SF YTD at 3/31/22	
Glenwild	194	1	3	1	\$6,166,667	8,193	\$779
Promontory	1,924	24	17	48	\$3,480,617	4,874	\$863
Victory Ranch	350	3	5	5	\$3,682,199	4,255	\$898
Tuhaye	700	7	3	28	\$3,183,051	3,864	\$820
Red Ledges	1,100	9	11	11	\$2,486,140	4,223	\$801

		Vacant Land					
Total Entitled Homesites	# For Sale 3/31/22	# Sold	# Pending	Avg. Sale Price YTD at 3/31/22	Avg. SF YTD at 3/31/22	Avg. Sale	
		YTD at 3/31/22	Sale 3/31/22			Price/SF YTD at 3/31/22	
Glenwild	194	2	3	1	\$1,450,000	1.24	\$1,166,284
Promontory	1,924	27	25	8	\$1,566,078	1.66	\$1,049,809
Victory Ranch	350	1	2	2	\$2,425,000	3.79	\$791,092
Tuhaye	700	13	29	2	\$1,502,186	3.10	\$1,044,361
Red Ledges	1,100	25	21	12	\$724,375	0.99	\$805,963

Source: Park City MLS - Molly Campbell - Summit Sotheby's International Realty



SINGLE FAMILY HOMES

The number of closed home sales in each of the communities during the first quarter was on par with that of the first quarter of 2021. Inventory is slightly higher with a total of 44 homes listed for sale at the end of Q1 2022 compared to 37 at the end of Q1 2021. Glenwild leads the group with the highest average sale price by far at over \$6 million. However, Victory Ranch holds the top spot for average sale price per square foot at \$898 per square foot, followed by Promontory at \$863 per square foot. These higher per square foot values are likely driven by developer and new construction sales. Each of the communities posted an increase in average sale price per square foot over year-end 2021. (It should be noted that this data only includes single-family home sales, no twin homes or townhomes are included in this data.)

LAND

A similar number of lots sold in the communities during Q1 2022 when compared to Q1 2021. Listing inventory levels are similar as well. There is a decrease in the number of pending sales at the end of Q1 2022 when compared to Q 2021, which could be driven by newly released inventory by communities like Promontory and Tuhaye in 2021 being absorbed by buyers. Victory Ranch posted the highest average sale price at the end of the quarter at \$2,425,000; however, the data could be skewed by the sale of a nearly 6 acre lot that sold for \$3 million. Glenwild has the highest average sale price per acre, followed by Promontory and then Tuhaye. Each of the communities posted considerable average price growth when compared to the year-end 2021 averages.

*Real Estate Update provided by
Molly Campbell.*



CONTACT INFORMATION



JOHN COYLE – COMMUNITY ASSOCIATION MANAGER

Phone: 435-640-0650
Glenwild Direct: 435-655-2942
Email: johncoyle@glenwild.com

BRIAN GARDNER – COMMUNITY SAFETY MANAGER

Phone: 385-766-0429
Email: bgardner@coopershoa.com

TOM FAHERTY – ASSISTANT PROPERTY MANAGER

Phone: 435-649-5351 ext. 123
Email: tfaherty@coopershoa.com

CHRIS COTTIS – ARC CONTACT

Phone: 435-649-5351 ext 119
Email: chris@coopershoa.com

MAIN GATEHOUSE

Phone: 435-615-8540
Email: gatehouse@glenwild.com

CONSTRUCTION GATEHOUSE

Phone: 435-666-0794
Email: constructiongatehouse@glenwild.com