

# Glenwild News

WINTER / SPRING, 2023

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## WHAT A HISTORIC WINTER!



How lucky are we to have witnessed one of the snowiest winters in nearly 20 years! As of this writing, snowfall in Utah is nearly double what Utah would see in an average season. According to the Salt Lake Tribune, snowpack typically peaks in early April, so there are likely to be more opportunities to enjoy Utah's snow with the warming sun as Spring starts to emerge. It's a great time to be a "local" as the tourist crowds begin to wane and the winter playgrounds both here at Glenwild and at the resorts are at our helm.

### Save the Date:

### Wildfire Mitigation Presentation by Alpine Forestry

Wednesday, April 26th @ 4:00 - 5:30pm MST  
At the Glenwild Lifestyle Center (and Zoom)

Join us as local wildfire mitigation experts share insights on how Glenwild can better prepare itself against wildfires and discuss what owners can do to help protect their homes and property.

*Hosted by the Community Safety & Emergency Preparedness Committee*

## COMMUNITY UPDATE - SNOW REMOVAL

FROM JOHN COYLE, COMMUNITY ASSOCIATION MANAGER

We hope everyone has been enjoying the amazing snow we have received this winter! With the record amounts of snow, we have faced many challenges related to removal of snow from our roads. Driving in mountain conditions is always challenging, especially with large and multi-day storms. We appreciate your patience as we deal with these challenges. Eschenfelder Landscaping is the HOA's contracted snow removal service. They have been very attentive and conscientious to our standards here in Glenwild. Snow plows are called out when snow on the roads reaches a total of two inches and or if conditions are dangerous. Once the snow berms on the edges of the road reach a certain height, the plows can no longer throw snow over them, causing a narrowing of the



roadways. When this occurs, specialty equipment, such as a "front end loader," is brought in to push the snow back and create a gap to push new snow into. This process is time consuming and costly. We have also used a massive amount of "ice slicer" to keep the roads passable. Even with this record winter, we are pleased with the prompt and thorough service we have received.

## COMMUNITY SAFETY UPDATE

FROM JEREMIAH TWITCHELL, COMMUNITY SAFETY MANAGER

### Add Guests On GateAccess.Net (ABDi)

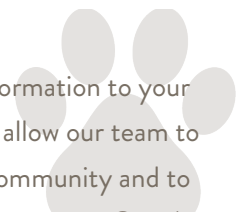
We strive to check-in community guests as quickly as possible; however, delays occur when guests aren't added to the guest list by owners. In order to help gatehouse staff, please remember to add your guests in GateAccess.net (ABDi). When guests are unlisted, the gatehouse staff will attempt to verify by calling all phone numbers on your account.

To add guests, login to your GateAccess.net account and select "Guest List", then select "Add Guest", and complete the subfields "Last Name/Company; First Name; Notes for Security, and date range". Note that gatehouse staff cannot read the names of guests prior to the start date, i.e. if it is March 25th and your guest's start date is March 27th,

our staff will not see your guest's name until March 27th. There is also an option to mark a guest as "permanent" when adding them to your list. If you have granted an individual (property manager, child, friend, etc.) authorization to add names to your guest list, please email me their name, title/relation, and contact information so that I can add them to "Special Instructions" for the gatehouse staff. These instructions will pop-up every time our staff accesses your guest list. My email is: [jtwitchell@coopershoa.com](mailto:jtwitchell@coopershoa.com).

### Add Your Furry Friends To ABDi

Please also add your furry friends' information to your account on GateAccess.net! This will allow our team to more easily identify lost pets in the community and to promptly contact you. To do this, login to your GateAccess.net account and select "Manage your pets", then "Add" and complete the appropriate pet information (name, type, breed, color, registration #, and notes).





## REMINDER: HOLIDAY LIGHTING ENDS MARCH 31ST

Please remember to remove your holiday lighting by March 31st! If you have any questions or concerns, please contact the HOA at [glenwild@coopershoa.com](mailto:glenwild@coopershoa.com). Thank you for your cooperation!



## FIRE SAFETY

Despite all this snow, Spring is approaching and fire safety considerations can help keep our community safe! Please remember that fireworks, open fires, and other potential fire hazards (including any wood burning pits not approved by the ARC) are not permitted on property.

In addition, last summer we encountered several vehicles parked on dry grass and shrubs which posed a fire risk. Vehicles should remain parked on the road edge unless there is a parking variance. Vehicular exhaust systems can reach temperatures of 1000+ degrees; a brush fire can be started by just 500 degrees of heat. Please inform your guests, vendors, and contractors to help keep Glenwild safe!



## ANNUAL MEMBER SURVEY RECAP

A sincere thank you to the more than 125 homeowners who completed our annual survey! We were very pleased to find that our members feel that the HOA is serving Glenwild well, and that 85+% of respondents said they were either “satisfied” or “very satisfied” with the Board of Trustees and all members of the Cooper’s Management team.

In the coming days please look for the Communications & Marketing Committee’s survey summary, which will provide greater detail into the results and key takeaways.

## SPEEDING, STOP SIGNS & MAIN EXIT GATE VIOLATIONS

We continue to closely monitor traffic infractions such as speeding, running stop signs, and contractors exiting via the Main Exit Gate, and we have been enforcing these rules by giving out warnings and fines. Please bear in mind that the majority of contractors and vendors observed going down the Wiggly Mile are those who were turned around by Gatehouse Staff and redirected to the East Gate.



We ask our homeowners and their guests to please help us by obeying the speed limit and driving safely around our community, especially given the typical increase in wildlife, cycling, and pedestrian traffic as we approach Spring.

## NOXIOUS WEED ABATEMENT

When the snow melts this spring, we should be prepared for an especially active noxious weed season. In addition to the usual noxious weed species we



deal with, Cheatgrass (aka June grass) has become a major problem in this region and poses a serious threat as potential fuel for wildfires. Spraying for Cheatgrass requires precise timing and a separate type of application than do the other weed species.

The HOA manages weed treatment for all common spaces, but homeowners are responsible for noxious weed management on their own property (per CC&R article 3.4). There are several available weed abatement services that will provide the treatment; the HOA works with a local company named Eco Lawn. Within the next two weeks, we will send out Eco Lawn's pricing and treatment options for any homeowners who wish to sign up for their service. If anyone that wants to reach out to Eco Lawn in advance, their contact information is below.

**Eco Lawn, (435) 200-9351**  
[www.ecolawnutah.com](http://www.ecolawnutah.com)

*Thanks for doing your part!*

## GLENWILD NORDIC CLUB

FROM ANGIE KELL

The Glenwild Nordic Club launched its second year equipped with ample snow, impeccable grooming, and an enthusiastic Glenwild community. Although alpine skiing was popular this winter amongst Parkites and their guests, the Nordic Club was busy featuring technique lessons, Ski with Your Dog Day, Biathlon Clinics, a Moonlight Ski, and a level of camaraderie only possible in Glenwild. Several club members participated in nordic races all across the US this year as well. Owing to the popularity of the Glenwild Nordic Club, a website was launched with local Nordic resources (accessed at [www.Glenwild.com](http://www.Glenwild.com) in the Lifestyle Tab).

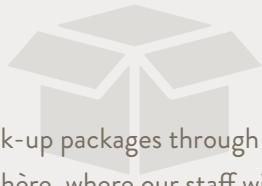


## PEDESTRIAN SAFETY TIPS

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



## PACKAGES



Homeowners can pick-up packages through the Main Gatehouse porte cochère, where our staff will gladly bring you your mail and packages, or by parking at the back of the gatehouse. If personally retrieving your packages, please let our staff know so that packages can be accurately checked-out in our package management system, EZ-Trackit.

Recently, some Amazon.com delivery drivers have been hesitant about releasing packages to the Gatehouse as their policy/instructions are that packages must be delivered directly to the resident. As a policy, we do not

allow “unannounced” visitors (including deliveries) into the community to maintain our homeowners’ privacy; we also want to prevent packages from piling up outside your homes in the event an owner is away. Typically the driver needs to contact a supervisor to approve these exceptions, so to help avoid delays we ask that you add a note in delivery instructions to “Drop-off packages to the Glenwild Main Gatehouse, 7085 Glenwild Drive, Park City Utah 84098 and NOT to the home”.

If you are going out of town, please ensure that your packages are collected in a timely manner as our storage space is limited. The gatehouse staff will call you as a friendly reminder when packages start to build up.

## MEET LUNA AND NOVA!

Luna is 1.5 years old and is a high energy, loving girl who runs at top speed and licks you to death. Nova, who just turned 1, is a big cuddly polar bear who’s gentle, sweet, and great with kids. They are both owned by the Shojai Family and adore playing outside and getting dirty in the mud. They love saying hi and making new friends.



*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](mailto:glenwild@coopershoa.com)!*

## FRACTIONAL OWNERSHIP AND RENTAL RULE REMINDER

You may have recently seen that the Utah State Legislature passed S.B. 271, a bill that would greatly limit the restrictions a local government can put in place against the “fractional ownership” of homes and condos. As a reminder, our HOA passed a CC&R amendment in January 2022 which prohibited fractional ownership and vacation clubs. Please note that as currently written, the Utah bill explicitly states that it “does not limit homeowners’ associations or condominium associations from adopting rules or regulations governing co-owned homes.” Even so, our Board of Trustees is working with legal counsel and a state-wide HOA association to try to ensure that our community will not be impacted if this bill is signed into law.

Please remember that, in addition to not allowing fractional ownership and vacation clubs, per our CC&Rs (article 3.17) there is a 30-day rental minimum in Glenwild. **No short-term rentals are permitted.**



## CONSTRUCTION GATEHOUSE



The Construction Gatehouse (aka the “East Gatehouse”) is where all construction personnel, contractors, and vendors must enter Glenwild, which helps facilitate a smoother entry for residents and members at the Main Gatehouse. Unfortunately, many contractors & vendors attempt to enter via the Main Gate. Often this is from inputting community addresses into GPS, which typically guides them to the Main Gatehouse. To help reduce congestion: please provide contractors & vendors the address for the Construction Gatehouse.

**Phone:** (435) 666-0794

**Email:** [constructiongatehouse@glenwild.com](mailto:constructiongatehouse@glenwild.com)

**Address:** 8175 Glenwild Drive, Park City, Utah 84098

### Hours of Operation:

Mon – Fri: 0700-1900

Sat: 0800-1900

Sun: Closed

Holidays: Closed



## WATER CONSERVATION IN GLENWILD

*With the substantial snowpack Utah currently possesses, it's tempting to think that the state and the Glenwild community are out of the woods and able to escape years of drought. However, it will take several years of winters such as these to replenish the Great Salt Lake and other key reservoirs. As Spring approaches Summer and landscaping begins to dry, please remember to use water wisely and do your part in maximizing the fullest potential of the ample 2023 snowpack.*

## MEMBER DIRECTORY

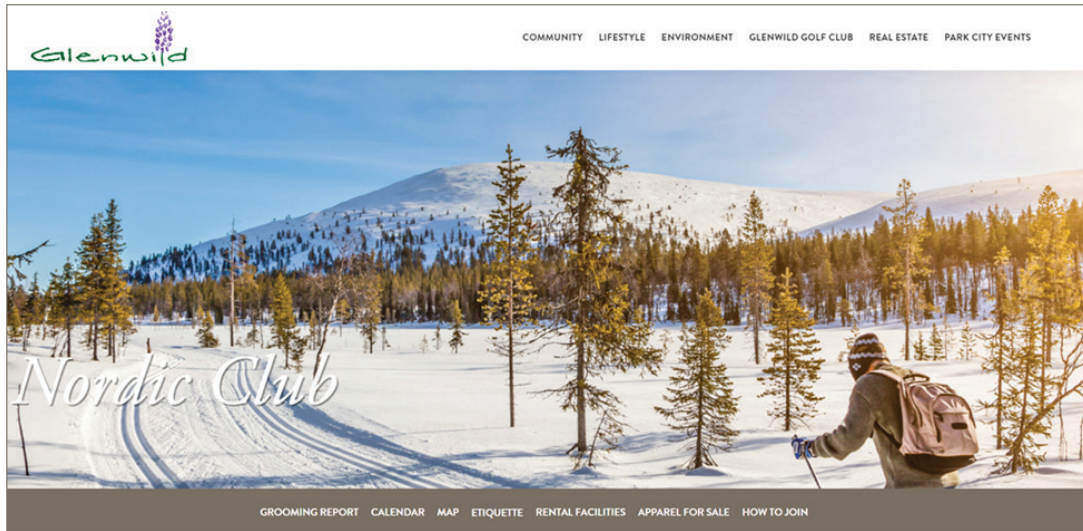
*If you would like to add or edit any of your information, please contact [glenwild@coopershoa.com](mailto:glenwild@coopershoa.com)*

 Search by Lot Number

 -OR- Search by First or Last Name and Hit Submit



We are pleased to have over 115 properties represented in our member directory! This is available within the member portal on our HOA website, [www.glenwild.com](http://www.glenwild.com). If you would like to add your contact information to the directory or if you do not have the password to the member portal, please email us at [glenwild@coopershoa.com](mailto:glenwild@coopershoa.com).



## COMMUNICATION AND MARKETING COMMITTEE

ANGIE KELL (CHAIR)

The Glenwild HOA website recently launched a new video on the homepage to reflect the Glenwild community's assets and showcase why this neighborhood is so special. The HOA Communications & Marketing Committee is always seeking input as to how to improve the utility of the site for the HOA member's needs and asked for specific feedback in the latest Glenwild HOA Annual Survey. If you'd like to provide suggestions and/or feedback for the website and missed the opportunity to do so in the survey, please don't hesitate to contact the Marketing Committee.

The HOA is also very pleased to have renewed its partnership with Summit Sotheby's International Realty last year. Sotheby's has been a terrific partner for the past few years and has helped position Glenwild as Park City's most exclusive private community. Our teams recently met to discuss future projects, and we are very excited about some new marketing initiatives that are on the way!

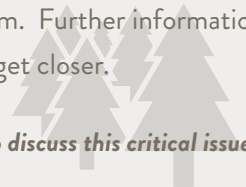
## EMERGENCY PREPAREDNESS AND SAFETY COMMITTEE

LARRY ALLEVA (CHAIR)

Over the past year the HOA has worked with Alpine Forestry, a team of wildfire mitigation experts, to provide an assessment of Glenwild's wildfire risk and make suggestions for how this can potentially be reduced. Certain of their findings will soon be made available via an interactive "story map" on our website, and we will also be holding a presentation for homeowners on Wednesday, April 26th at 4pm where Alpine will discuss their work and teach owners what they can do to help protect their homes and property.

This event will take place at the Lifestyle Center and will also be made available by Zoom. Further information will be shared via email as we get closer.

***We hope that everyone will join to discuss this critical issue!***



## ARCHITECTURAL REVIEW COMMITTEE



TOM SHERRY (CHAIR)

Glenwild has 194 lots and as of February 2023 we have 146 homes completed, 14 under construction, 6 in design review, 4 waiting for Summit County building permits or on hold by owner, leaving 24 vacant lots available for future building. It is exciting to see the number of new builds underway and the design pipeline is starting to pick up following a slow winter.

Our guidelines call for completion of a new home within 18 months from start, but because of the record snowfall this season and continued supply chain issues, the ARC committee is taking this into consideration when addressing construction completion timelines. We know that homeowners that live near construction sites are anxious for the construction to be completed and we will do our best to make sure that construction moves forward wherever possible.

Just a reminder if you are planning any addition/renovation or other work that alters the exterior appearance of your house, to include landscaping and color scheming along with the required written request to the ARC for approval. We appreciate the consideration and try to respond as quickly as possible to your requests.



As always, we appreciate hearing from you regarding issues that you feel warrants our attention. Please feel free to contact either Tom Faherty at [tfaherty@coopershoe.com](mailto:tfaherty@coopershoe.com) or John Coyle at [johncoyle@glenwild.com](mailto:johncoyle@glenwild.com) should you have any questions regarding the design process or to alert us of a construction concern.



## FINANCE COMMITTEE

**BARRY DENNIS**  
(CHAIR/ TREASURER)

At the Annual Meeting in January, the Finance Committee discussed Glenwild's 2022 financial results and presented an analysis of the HOA's capital reserve fund and reinvestment fee income. We also shared the 2023 budget, which was approved by the Board of Trustees. There is little change from the 2022 budget with the exception that annual dues were increased for the first time in several years. The reasoning for this was discussed with homeowners, and the increase was approved by the Board.

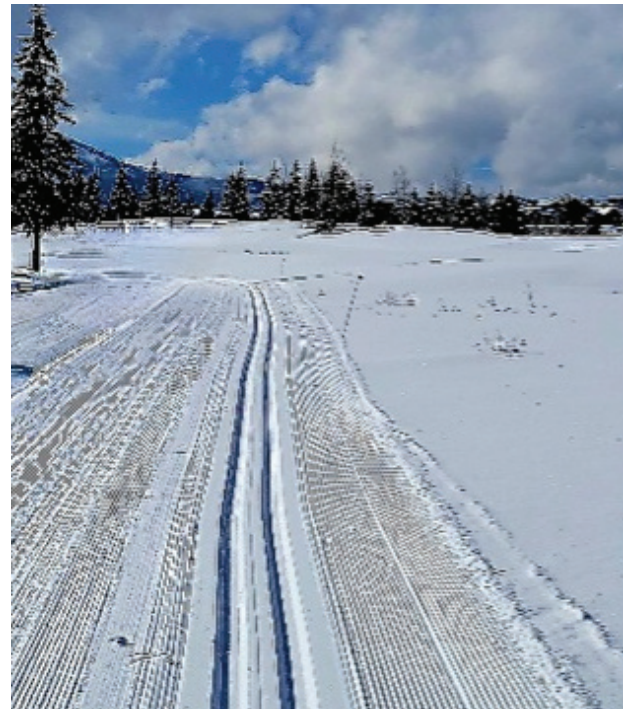
This year's first meeting will take place next month, and we are once again fortunate to have so many knowledgeable homeowners willing to give their time to Glenwild by serving on our committee.



## TRAILS AND RECREATION COMMITTEE

**JAY BELL (CHAIR)**

Although it may seem like we will never see dirt trails again, they will hopefully reappear. The Committee is looking forward to then gathering input as to how we can improve or add to our trails. In particular, we look forward to working with the Board in expanding our current trail system so as to include our first private trail; a pedestrian-friendly trail or trails. The hope is to make it similar to road walking but without the trucks and cars, and be somewhere dogs can go off leash. We will keep everyone informed as we continue to explore these options.





## WELCOME COMMITTEE

LISA O'BRIEN (CHAIR)

Since the last newsletter, our committee has been very pleased to welcome the following new members to Glenwild:

Michael & Susie Hatfield

Amy & Scott Huish

Cathy & Chris Lang

Chris & Lisa Laurence

Spencer Palmer

## SOCIAL COMMITTEE

CARRIE DENNIS (CHAIR)

The social committee is at work planning events for the spring, summer, fall and winter.

Social gatherings will take place at the Lifestyle Center and within the neighborhood.

Once the schedule has been finalized, we will send it out so neighbors can put it on their calendar.



*Please do not hesitate to reach out should you have an idea for the committee.*

*Thank you!*





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

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Trails and Recreation Committee – Jay Bell – [jbell@fabianvacott.com](mailto:jbell@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 – Angie Kell – [angelaekell@hotmail.com](mailto:angelaekell@hotmail.com)

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

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GLENWILD AREA Q1 2023 MARKET REPORT BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY.

Activity in the broader Park City real estate market perked up in late January. While we don't know exactly why, we can guess that buyers who were waiting through the summer and fall for prices to drop dramatically realized that was not going to be the case and decided to move forward on compelling buying opportunities. While the market has pulled back slightly in pricing, inventory remains low, providing price stabilization to the market. Two homes have sold already in the first quarter of 2023 in Glenwild, and we are seeing good buyer activity in the area. A trend that we are seeing in Glenwild is sellers that don't actively want to be listed on the market, but are interested in selling their home. They choose to be

marketed off-market or a "pocket listing" for privacy reasons or to keep the buyer activity low and to only highly qualified prospects.

Contact me for a more comprehensive market update as it relates to your Glenwild property, and stay tuned for the 1Q 2023 Glenwild market report that I will publish in early April.

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*Real Estate Update provided by  
Molly Campbell.*



## CONTACT INFORMATION



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Glenwild Direct: 435-655-2942

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### **JEREMIAH TWITCHELL – COMMUNITY SAFETY MANAGER**

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Email: [jtwitchell@coopershoa.com](mailto:jtwitchell@coopershoa.com)

### **TOM FAHERTY – ASSISTANT PROPERTY MANAGER**

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Email: [tfaherty@coopershoa.com](mailto:tfaherty@coopershoa.com)

### **MAIN GATEHOUSE**

Phone: 435-615-8430

Email: [gatehouse@glenwild.com](mailto:gatehouse@glenwild.com)

### **CONSTRUCTION GATEHOUSE**

Phone: 435-666-0794

Email: [constructiongatehouse@glenwild.com](mailto:constructiongatehouse@glenwild.com)