

Glenwild News

SUMMER / FALL, 2022

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HAVE YOU NOTICED THE QUIET?



School is back in session, the traffic has diminished, the trails aren't so crowded, and one can actually snag a restaurant reservation. It's that glorious brief shoulder season between summer and fall when mornings are cooler, tee times are more plentiful and the afternoon monsoons continue to roll through keeping the mountains green. In other words, it's a great time to be a Glenwild local.

COMMUNITY UPDATE

FROM JOHN COYLE,
COMMUNITY ASSOCIATION MANAGER

The HOA has accomplished many projects this summer. Here are a few you may have noticed:

- Eight dead trees on HOA Common Areas were replaced with 22' trees
- Glenwild road maintenance was completed, including: patch work, slurry sealing and crack sealing
- The Glenwild Monument was refinished and stained
- The fence at the East Park was stained
- Construction Gatehouse landscaping and asphalt repair were completed
- Stone repair was completed on the bridge and Lifestyle Center
- The Lifestyle Center exterior was refinished and painted



COMMUNITY SAFETY UPDATE

FROM JEREMIAH TWITCHELL,
COMMUNITY SAFETY MANAGER

Autumn and winter are approaching! Beautiful changes in colors, breezes and eventually white blankets of snow will be here before we know it. With those changes come hazards that can effect safety and travel within the community. An ongoing concern are vehicles exceeding the posted 27 mph speed limit endangering pedestrians and wildlife alike. Remember to obey all the rules of the road, be aware of your surroundings, come to a complete stop at stop signs, and watch for animals and pedestrians. Following these recommendations will help keep the our neighbors safe.

STOP SIGNS


We've been closely monitoring vehicles running through stop signs and our community patrol has addressed violators. We successfully monitor these violations with patrol vehicle presence, viewing surveillance footage and through the reports we receive from the community. *Thank you!*

Tips for Pedestrians

- Wear bright clothing
- Be aware of approaching vehicles
- Step off 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



PACKAGES



The pandemic influenced the amount of online shopping and with that we have seen a steady increase in packages delivered to the Gatehouse. Although the gatehouse has been expanded, there is only a limited amount of space for member packages. As the holidays approach, we expect the volume to increase significantly. Please be mindful of our limitations and pick up your parcels in a timely manner. Remember our Gatehouse staff are busy and we ask for your patience as we assist each resident in turn.

FIRE SAFETY


Please remember for the safety of our community that fireworks, open fires and/or potential fire hazards (including any wood-burning pits not approved by the ARC) are not permitted on the property. In addition, this 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's a parking variance. Vehicle exhaust systems can reach a temperature of more than 1,000 degrees and as little as 500 degrees can ignite a brush fire. Please alert your guests, vendors and contractors to help keep the community safe!



EAST GATE

In an effort to increase safety and encourage new traffic patterns, we recently asphalted the corner where the entrance and exit traffic merges at the East Gate, allowing larger vehicles to remain on the exit lane pavement while turning. To help reduce over parking at the public park from cyclists, we also added "No Trail Access Parking". This has proven to be extremely successful. Lastly, as an additional effort to mitigate potential vehicular collisions with the East entry gate, we will be adding a stop sign.

SPEEDING



We continue to receive notices from concerned residents regarding the excess speed of cars and construction vehicles throughout the community. Our impression is that the majority of owners are complying with our posted speed limits - thank you to those who do! We ask that everyone be mindful of speed limits, especially now that we will be entering the colder months of the year and the accompanying hazards that come with snowy and icy conditions.



UPCOMING BOARD NOMINEE SOLICITATION

In the coming weeks an email will be sent out by the HOA Nominating Committee to solicit homeowners interested in running for the Board of Trustees. All terms are two years, though Board members may run for reelection at the end of each term.

Candidates will be announced at the HOA holiday party in December and voting will conclude at the Annual Meeting in January 2023.

*Please reach out to us at:
glenwild@coopershoa.com if you
would like more information or are
interested in running!*



PICK UP AFTER YOUR PETS



We have recently seen a number of dog waste bags left on the side of our roads so would like to remind everyone to please find a garbage or hold onto the bags until you get home.

There are a number of waste bag stations around Glenwild which the HOA strives to keep filled, but please let us know if you find an empty station by calling us at 435-655-2942.



NOXIOUS WEED ABATEMENT

We would like to thank everyone for doing your part in helping to control noxious weeds in Glenwild.



These invasive species pose a serious threat to the local environment and because they spread so quickly, it requires participation of the entire community to keep them in check.

Thanks for doing your part!

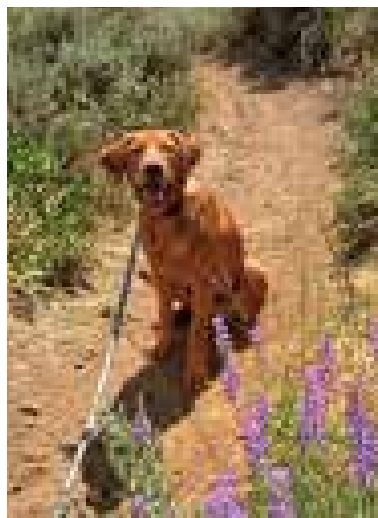
WILDLIFE REMINDER

The abundant wildlife is one of the best features of living in Glenwild, so with that we must make sure to provide a safe environment for our native neighbors. There have been numerous recent moose sightings, and as temperatures drop from Fall into Winter we can expect to see even more moose and elk activity as they migrate to lower elevations. With that, please drive extra carefully around the community and be sure to give these animals plenty of space. If you happen to get any good photos, please share with us so that we can include them in a future newsletter!




MEET RUSTY!

Rusty is a nine-month-old red lab that belongs to the HOA's Assistant Property Manager, Tom Faherty. Rusty's favorite hobby is chasing every human, animal or vehicle that moves just to say "Hi!", but he's working on that. Undirected exuberance aside, he's a very sweet and social pup that just wants to be included. Next time you stop by the Lifestyle Center he would love to meet you!



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!

BITNER RANCH ROAD ASSOCIATION



Summit County is planning to take over Bitner Ranch Road when a connector road from Silver Creek is completed sometime in the Spring of 2023. They are still in the process of acquiring the land rights and, as a result, there has been some delay due to eminent domain issues.

The Bitner Ranch Road Association recently completed some extensive repair to the road. The work included spot patching and slurry sealing.

NEW DUMPSTER RULES

We will be adding some new Rules & Regulations for the HOA Dumpster use located in the Club Maintenance Yard. The suggested changes below will be discussed during the Open Session of the September 12th Board Meeting and homeowners will be given the chance to comment on these proposed changes.

1. No vendor-generated landscape waste or vendor usage
2. No construction debris
3. No furniture, mattresses or appliances
4. No oil, paint, or toxic substances
5. All boxes must be broken down
6. Do not overfill dumpster
7. Do not leave items outside dumpster
8. Violation(s) could result in Homeowner paying for dumpster to be emptied



Please see the Summit County Website link for the location and fee schedule for disposal of larger and the above mentioned items that are not allowed in the HOA dumpster: www.summitcounty.org/778/Landfill

MEMBER DIRECTORY

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

Search by Lot Number

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

SUBMIT

RESET

Our HOA Member Directory launched earlier this year and we are pleased to have over 110 properties have chosen to participate. 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 us at glenwild@coopershoa.com.



COMMUNICATION AND MARKETING COMMITTEE

ALEX NIEROTH (CHAIR)

The Communications and Marketing Committee is happy to release our late summer newsletter. This committee is also responsible for our Glenwild website, which continues to be a good source for information about Park City events and activities and everything interested visitors might want to learn about living in Glenwild. We regularly track our site's metrics and are pleased to report the the site has been receiving good traffic.

We want members to let us know what else you might like us to feature in future newsletters or on our website's member portal.

Finally, we encourage new residents to let us know if interested in joining this committee.

EMERGENCY PREPAREDNESS AND SAFETY COMMITTEE

LARRY ALLEVA (CHAIR)

Last year our committee engaged local wildfire experts, Alpine Forestry, to provide the HOA with an assessment of Glenwild's wildfire risk and potential mitigation strategies. We are currently in the final stages of reviewing Alpine's findings and look forward to sharing relevant observations and recommendations with homeowners in due course.

If you have any other community safety concerns please let us know.



ARCHITECTURAL REVIEW COMMITTEE



TOM SHERRY (CHAIR)

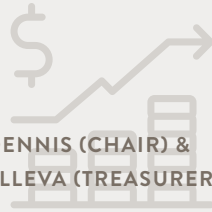
Glenwild contains 194 lots and as of July 2022 we have 141 homes completed, 15 under construction, 9 in design review, 6 waiting for Summit County building permits or on hold by owner, leaving 23 vacant lots available for building. We are also receiving several renovation requests as existing homes are being acquired. If you are planning any addition, repair change or other work that alters the exterior appearance of your house to include landscaping and color scheme, a written request for approval from the ARC is required. We appreciate your consideration and will try to respond as quickly as possible to your requests.



Along with reviewing design requests, the Architectural Review Committee (ARC) has been reviewing and updating our Guidelines to ensure that current building and design practices meet our design philosophy of having architecture and landscape work in harmony with Glenwild's natural setting. As you walk or drive in the community, you will see a greater diversity of designs under construction that, while reflecting newer architectural trends, continue to compliment the look and feel of Glenwild while contributing to overall property value.

As always, we appreciate hearing from you regarding issues that you feel warrant our attention. Please feel free to contact either Chris Cottis at chris@coopershoa.com or John Coyle at johncolyle@glenwild.com should you have any questions regarding the design process or to alert us of a construction concern.

FINANCE COMMITTEE



**BARRY DENNIS (CHAIR) &
LARRY ALLEVA (TREASURER)**

The Finance Committee reviewed and approved the December 31, 2021 audited financial statements for the Association. Board approval is expected in early September, after which the finalized financial statements will be posted to the member portal on the HOA website. The audit went smoothly and the Association remains in a very sound financial position.

As you may recall, the HOA is responsible for maintaining, repairing, and when ultimately necessary, replacing or renovating the surface of our approximately nine miles of roads within the community. From its inception the HOA established a capital reserve fund, which has been

annually enhanced, for the purpose of future road maintenance among other things. Fortunately, due to proper maintenance and care, it now appears that our roads will last slightly longer than previously estimated. An extensive amount of time has been spent over the last six months analyzing the differing approaches and potential costs for the ultimate renovation of our roads, now expected to occur in 2028/29. The likely cost will exceed \$5 million. Using differing assumptions related to cost and construction approach, we are developing a “sensitivity analysis model” to confirm that our capital reserve fund will be sufficient, in 2028/29, to cover the aforementioned costs. The Finance Committee will be meeting in September to review these analyses and the full HOA board plans to do likewise in October. We hope to address this topic at the Owners Annual Meeting in January 2023.

TRAILS AND RECREATION COMMITTEE

JAY BELL (CHAIR)

The committee made a proposal to the Board for a mile-plus long private and pedestrian-only trail which would connect to and extend the existing utility dirt road that runs east off Hollyhock Street by the tennis courts. The hope is for a five-foot-wide trail with a small gravel base. It would be a private trail and one that would accommodate side by side walking, with or without your dog. The Board of Trustee is currently considering whether the HOA has the necessary funds (around \$50,000) for this trail after considering other needed future financial expenditures. The Board is also considering a similar but shorter trail off the upper part of Snow Berry Street. One of the boulders guarding the entrance to this trail has been moved, which not only makes

the trail more inviting, but also allows for fire truck access in the case of a wildfire. The committee also reported to the board about a proposed walkway or path running along Glenwild Drive and potentially other streets within Glenwild. This proposal will be revisited when the HOA begins its major road work event.





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 our new neighbors to use committee members as a resource for any questions they may have about the community and Park City in general.

This summer we are pleased to welcome Manoel and Marcia Ferrao de Amorim (lot #62) back to Glenwild!

SOCIAL COMMITTEE

CARRIE DENNIS (CHAIR)

The Welcome Committee recently held a very successful Summer Solstice event with food, drinks and live music. Over sixty homeowners attended and everyone had a great time!

The next event will be led by Swaner Preserve during which volunteers will build "beaver dam analogs" to help improve the water and habitat quality of the local ecosystem. This will take place at Canyon Creek on Friday, September 16th. Additional details will be shared soon by email. Capacity is very limited so please respond ASAP if you'd like to join us.



Other events planned for the remainder of 2022 are stargazing with a local expert, a wine sharing event at the Lifestyle Center, and a joint HOA holiday party at the Glenwild Club with the Board of Trustees. Dates and details to follow!



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

INVENTORY INCREASES, PRICES BEGIN TO STABILIZE

Single-family home prices remained stable in Glenwild during the second quarter of 2022 as no homes sold during the quarter. The average single-family home price in Glenwild remained at an average of \$6,166,667 or \$779 per square foot as of June 30, 2022. This marks a 36% increase over the year-end 2021 figure. At June 30, 2022, six homes were actively listed in Glenwild, an increase from the one home that was actively listed at the end of the first quarter. 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 second quarter of 2022, two 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 through June 30, 2022 in Glenwild was \$1,550,000, an increase of over 42% versus the average sale price at year-end 2021 and a \$100,000 increase over the average at the end of the first quarter of 2022. At June 30, 2022 six lots were actively listed for sale, an increase over the two lots that were listed for sale at the end of the first quarter.

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.

*Real Estate Update provided by
Molly Campbell.*

HOMES

- No single-family homes sold in Glenwild during the second quarter of 2022.
- The average sale price for single-family homes in Glenwild for the first half of the year was \$6,166,667 or \$779 per square foot. This represents a 36% increase in pricing over year-end 2021.
- Two homes were pending sale at the end of the second quarter, and both were homes that are currently under construction - 1233 Snow Berry and 7385 Foxglove Court. Those sales will close upon completion of the homes.
- Inventory of active listings increased from one listing at the end of the first quarter of 2022 to six homes listed at the end of the second quarter. The homes actively listed range in price from \$4,880,000 to \$7,600,000. Details on the listings can be viewed [here](#).

LAND

- Two lots sold in Q2 2022 and were priced at \$1,499,000 and \$2,475,000. The lots were 1.29 and 1.22 acres.
- The average sale price for the lots sold through the first half of 2022 was \$1,550,000, representing a 42% increase over the year-end 2021 average.
- The average days on market for the lots sold in Q2 2022 was 50 days.
- At June 30, 2022 one lot was pending sale, lot 62 listed at \$1,550,000.
- At June 30, 2022, six lots were actively listed for sale, representing an increase over the two lots that were listed at the end of Q1. The listing prices for the six lots on the market range in price from \$1.2 million up to \$2.99 million and can be viewed at the [link here](#).

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

In the communities surrounding Glenwild, three homes sold during the second quarter of 2022. Two homes in Ranches at The Preserve sold, and one home in Stagecoach Estates. The homes that sold were listed at prices ranging from \$4.2 million up to \$7.35 million. There is currently one home pending sale in the communities outside of Glenwild, and that home is under construction and has been pending sale since September of 2020. The sale will close when the home is completed. Inventory in these communities is up, and there are eleven homes currently listed for sale at prices ranging from \$950,000 for a cabin in Stagecoach Estates up to \$17.9 million for a horse ranch in Goshawk Ranch. A link to these active listings can be found [here](#).

One vacant lot sold in the communities surrounding Glenwild in the second quarter of 2022. That lot was located in The Preserve and was a 7.5 acre lot listed at \$1,950,000. No lots were pending sale at the end of the second quarter, and there are currently nine lots actively listed: five in The Preserve, two in Ranches at The Preserve and two in Stagecoach Estates. The lots are listed at prices ranging from \$850,000 up to \$2,595,000. A link to the active land listings in the communities surrounding Glenwild can be found [here](#).



2Q 2022 Golf Club Real Estate Comparisons

		Single-family Homes					
		# For Sale	# Sold	# Pending	Avg. Sale Price	Avg. SF	Avg. Sale Price/SF
Total Entitled Homesites		6/30/22	YTD at 6/30/22	6/30/22	YTD at 6/30/22	YTD at 6/30/22	YTD at 6/30/22
Glenwild	194	6	3	2	\$6,166,667	8,193	\$779
Promontory	1,924	38	32	46	\$3,860,873	4,642	\$889
Victory Ranch	350	9	7	5	\$3,493,397	4,147	\$864
Tuhaye	700	9	9	26	\$3,336,461	4,302	\$783
Red Ledges	1,100	24	21	12	\$2,838,076	4,570	\$629

		Vacant Land					
		# For Sale	# Sold	# Pending	Avg. Sale Price	Avg. SF	Avg. Sale Price/Acre
Total Entitled Homesites		6/30/22	YTD at 6/30/22	6/30/22	YTD at 6/30/22	YTD at 6/30/22	YTD at 6/30/22
Glenwild	194	6	5	1	\$1,550,000	1.24	\$1,244,693
Promontory	1,924	48	38	6	\$1,433,300	1.63	\$983,784
Victory Ranch	350	2	5	2	\$2,119,000	3.85	\$766,152
Tuhaye	700	25	75	24	\$1,446,057	1.98	\$1,206,196
Red Ledges	1,100	47	36	6	\$656,058	0.88	\$925,677

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



SINGLE FAMILY HOMES

Single-family active listings increased in each of the communities during the 2nd quarter of 2022. This can be expected in golf course communities where summer is the ideal time to showcase the property. The number of homes pending sale at the end of the second quarter was slightly higher or about equal in each of the communities to the number pending sale at the end of the first quarter. Pricing remained relatively stable between the quarters, with some communities posting slight increases. Promontory topped the per square foot pricing metric at \$889 per square foot through the first half of 2022, followed by Victory Ranch at \$864. These communities have a substantial amount of newly built inventory that sold which is driving higher per square foot pricing and a smaller average home size than Glenwild. Glenwild has the highest average sale price at over \$6 million.

LAND

Vacant land inventory increased in each of the communities when comparing Q1 to Q2. Again, this can be expected in golf course communities where the ideal time to list property is when the golf course is active. The number of pending sales and closed sales were similar in Q1 and Q2 in the communities. Tuhaye stands out in that it closed a large number of land sales in 2022, selling 75 lots in the first half of the year. This is tied to that community's release of newly platted inventory or neighborhoods, and average pricing for 2022 in Tuhaye is on par with Glenwild. Victory Ranch had the top average price for land in the first half of the year at just over \$2 million. This is driven by the sale of two larger, estate lots that sold for \$3 million and \$2.25 million. Glenwild still holds the highest average sale price per acre at close to \$1.25 million.



CONTACT INFORMATION



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