

Glenwild News

SUMMER / FALL, 2023

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AHHHH, SUMMER!

Can you feel the buzz of summer within the gates of Glenwild? After a record-setting snowy winter, we have been rewarded with green mountainsides and a plethora of wildflowers. For the eyes of residents, guests, and club members alike, our community once again has stunned us with the natural beauty it possesses and makes us so grateful for where we live. Hiking, biking, and golfing in Glenwild have never been better.



Be sure to check out photos from our residents of their beautiful flowers and gardens this summer in the Homeowner Photo Gallery on Page 7.

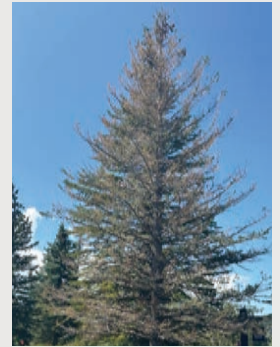
COMMUNITY UPDATE - DEAD TREES IN GLENWILD

FROM JOHN COYLE, COMMUNITY ASSOCIATION MANAGER

The question I get asked the most this year is: Why do we have so many dead or dying pine trees? We removed several dead pines this spring. At first, we thought they were dying from the harsh winter and road salt applications. That in part is true. The pines starved this winter because of the ground freezing in early October and November when they take up their nutrients for the winter. You can tell when salt is killing a tree as it will start to die in a “spiral” from the ground to the top of the tree. We met with an arborist who gave us some great information on our needy friends. Pines are not indigenous to the Glenwild area, so they need a little TLC to survive and remain healthy. They flourish in a moist and acidic pH and appreciate a bit of shade. There are Pine Beetles and Tip Weevils that love to bore into the tree and by doing so, kill the vascular system of the tree, essentially starving it of water and nutrition. The

trees should be sprayed shortly before the beetles fly in July. Weevils should be sprayed in the spring and fall. A good deep root injection treatment will ensure your pines have what they need to survive the winter. Most pines need a good source of water, and this is best accomplished with a “water ring” drip system. The rings need to be adjusted yearly, so the outermost ring is parallel to the widest ends of the tree branches, where the “feeder roots” are located. If you are interested in more information, search “Bark Beetles” at:

<https://extension.usu.edu/pests/research/index>



COMMUNITY SAFETY UPDATE

FROM JEREMIAH TWITCHELL,
COMMUNITY SAFETY MANAGER

I hope everyone is soaking in the beautiful summer days after experiencing an extraordinary and unprecedented winter. It's truly gratifying to drive through our community and seeing everyone out & about enjoying the nice weather with family, friends, and furry friends! I would love to provide a few safety tips for pedestrians, cyclists, and drivers in the community.

SPEEDING & STOP SIGNS

There's ongoing concern with vehicles exceeding the posted speed limit of 27 mph and running stop signs. Please 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. Please be mindful as you approach pedestrians and bikers. Slow down below the recommended speed limit and provide a wide berth as you drive by. Acknowledgment that you see them is also immensely helpful and appreciated by the pedestrians and cyclists. Following these recommendations will help keep our neighbors and wildlife safe.

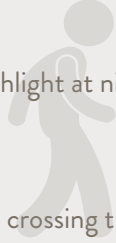
In addition, to help slow down contractors, subs, and vendors, the HOA recently implemented a reduced speed of 20-mph. A 20-mph speed limit sign has been placed at the entrance of the East Service Gate, and gate staff are distributing flyers that advise of: the reduced speed, to STOP at stop signs, to be aware of pedestrians and wildlife and safety tips, and that all ingress & egress must be at the East Service Gate.



• SAFETY TIPS •

PEDESTRIANS:

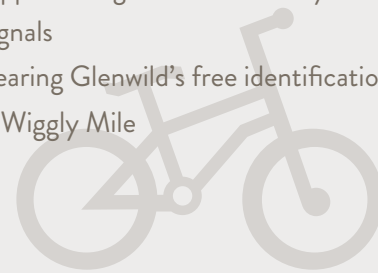
- Wear bright colored clothing
- Wear reflective materials or use a flashlight at night
- Walk against oncoming traffic
- Watch for approaching vehicles
- Make eye contact with drivers before crossing the road
- Step off the roadway to let vehicles pass
- Avoid the use of earphones so you can hear vehicles
- Avoid the use of electronic devices while walking
- Remember to keep dogs on a leash



CYCLISTS:

- Wear a helmet. This can reduce the risk of head injury in an accident by 80%

- Wear bright colored clothing
- Wear reflective materials or use a flashlight at night
- Ride single file except when passing and leave enough room for a safe space
- Ride in the right lane, going the same direction as traffic
- Obey all traffic laws
- Avoid the use of earphones or electronic devices
- Watch for approaching vehicles or safety hazards
- Use hand signals
- Consider wearing Glenwild's free identification armband if riding on the Wiggly Mile



EAST SERVICE GATE – CONTRACTORS, SUBS, & VENDORS

The East Service Gate (aka the “Construction Gatehouse”) is where all contractors, subs, and vendors enter & exit Glenwild, which facilitates a smoother entry for residents, club members, and guests at the Main Gatehouse.



We continue to closely monitor contractors exiting through the Main Exit Gate and have been enforcing these rules by issuing warnings and fines. Please bear in mind that most contractors observed going down the Wiggly Mile are those who were turned around by Gatehouse Staff and redirected to the East Service Gate.

Please be aware that all Glenwild's residential addresses in GPS will lead drivers to the Main Gatehouse. To help contractors arrive at the East Service Gate, we ask homeowners to please provide them the address for the East Service Gate as their first stop and home addresses as their second stop.

Lastly, please be aware that many of these contractors, including large semi-trucks and equipment, were led by GPS to the Main Gatehouse attempting to access the Preserve. This is an issue that exists with the GPS guidance systems with Google, Apple, and other leading companies.

EAST SERVICE GATE

Phone: (435) 666-0794

Email: constructiongatehouse@glenwild.com

Address: 8435 Glenwild Drive

Park City, Utah 84098

Hours of Operation:

Mon – Fri: 0700-1900

Sat: 0800-1900

Sun: Closed

Holidays: Closed





ADD GUESTS ON GATEACCESS.NET (ABDi)

We strive to check-in community guests as quickly as possible; however, delays occur when guests are not added to your guest list. In order to help Gatehouse Staff, please remember to add guests to your guest list in GateAccess.net (ABDi). When guests are unlisted, the Gatehouse Staff will attempt to verify by calling all phone numbers on your account. Please note that the number calling may differ from the primary Gatehouse numbers as the call is processed through GateAccess.net. and not made directly.

To do this, login to your GateAccess.net, select "Guest List", select "Add Guest", and complete the subfields "Last Name/Company; First Name; Notes for Security, and date range". When adding a date range, the guest's name will only show to Gatehouse Staff on the "start date" and expire on the "end date". Gatehouse staff are unable to see guests prior to the start date, i.e. if the present date is March 15th and your guest start date is March 17th, that guest will only manifest on March 17th. When you would like your guest to be permanent, do not enter a date range. Please select "Permanent".

ADD YOUR FURRY FRIENDS TO GATEACCESS.NET (ABDi)

Please add your furry friend's information, including a photo, to your account on GateAccess.net. This allows your HOA Management team to better identify lost pets in the community and to contact you promptly.

To do this, login to your GateAccess.net, select "Manage your pets", select "Add" and complete the desired pet information (name, type, breed, color, registration #, and notes).

WATER CONSERVATION



Despite a snowy winter, dry conditions continue to impact Park City and the state of Utah. The Glenwild community's conservation efforts last year indeed helped to make a difference and we are grateful in advance for your careful use of water again with the heat and dry conditions we are experiencing. For more information and tips on what you can do to conserve this limited resource, please visit www.mtregional.org.

PACKAGES

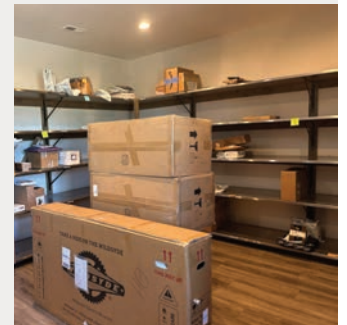
Homeowners can pick-up packages through the Main Gatehouse Porte cochère, where our staff will gladly bring you your mail and packages, or by parking at the back of the gatehouse. If personally retrieving your packages, please let our staff know so that packages can be accurately checked-out in our package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

As a reminder, to maintain our homeowners' privacy and to prevent packages from piling up outside a home when the owner is away, Glenwild does not allow "unannounced" visitors (including deliveries) into the community. To help with this initiative, please provide 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 would like a specific package to be delivered directly to your home, please contact our gate staff and we will help facilitate your request.

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.



FIRE SAFETY

Despite all this snow, 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!

LUPINE DRIVE BLIND CURVE & CONSTRUCTION PROJECTS

Glenwild has several new and ongoing construction projects on Lupine Drive, creating a high concentration of vehicle parking on both sides of the road from the intersection of Glenwild & Lupine Drive through the blind curve by hole 13. For your safety and the safety of others, we ask that drivers please reduce speeds below the posted speed limit & be aware of workers and other vehicles. Thank you everyone for your understanding as we know this can be a challenge and frustrating during these projects. Please continue to contact HOA Management team to share feedback. This is greatly appreciated!



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. 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 TUCKER!

Tucker is a fun loving, ten-year-old Wheaton Terrier. He's still a puppy at heart and loves burying his head in the snow. He sometimes takes exception to people in his backyard on the 3rd and 4th holes. Tucker is registered with our main gatehouse by Penny and Alex Nieroth, as he's taken a "walk about" a couple of times.



SHARE THE ROADS

With enhanced security on the wiggly mile, if you choose to ride or hike on the wiggly mile and wish to be recognized by the security staff, one may secure free arm bands from the gatehouse for easy, visible detection as a valued homeowner.

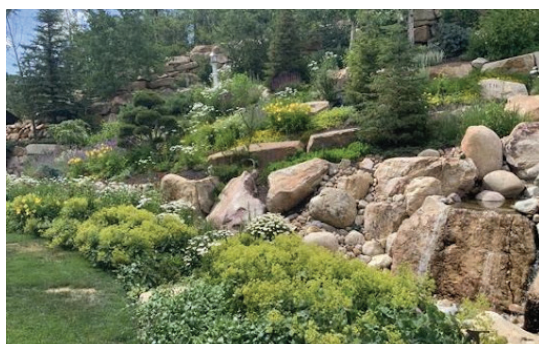


We plan on sharing more neighbor profiles in future newsletters. If you are interested in having your family and/or pets featured in future editions, please let us know at glenwild@coopershoa.com!



Patio garden of resident John Hughes (above)

"I know very little about flowers but thoroughly enjoy them. I water, fertilize, and nurture them, and find the twenty minutes or so I invest each day, provides a high psychic reward."



Garden areas of residents Susan and Larry Alleva (above)

"Chances are you'll find Susan in her gardens every day of the week."



Wildflowers of residents Jeff and Carol Flegel (above)

"The wildflowers make us happy."



Committee Updates

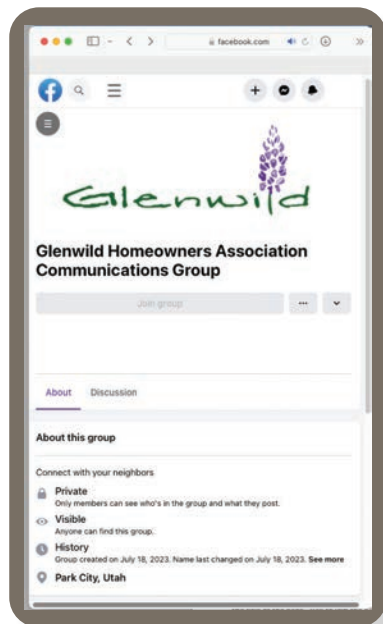
COMMUNICATION AND MARKETING COMMITTEE

ANGIE KELL (CHAIR)

Would you like to meet and/or connect with your neighbors?

According to the most recent HOA survey, our residents expressed a desire to have a conduit to connect within our neighborhood. To that end, we are pleased to announce the creation of the Glenwild Homeowners Association Communication FaceBook page.

Joining is easy—simply search for the title of the page. Ask to join the page, which will remain private and will require our moderators to verify your residence within Glenwild. Members are asked to agree to a set of rules and are allowed to propose meetups. Please allow 24-48 hours for moderators to approve all posts, and limit posts for social uses only. It's a great time of year to use this new tool in order to meet and greet new and familiar faces alike.



EMERGENCY PREPAREDNESS AND SAFETY COMMITTEE

LARRY ALLEVA (CHAIR)

The Committee met recently to discuss recent and pending steps to reduce speeding on Glenwild's roads. A survey is being prepared to gather views of Owners regarding the issue and whether additional steps should be taken. The survey is expected to be sent in September.

The Committee also reviewed the findings from the study performed by Alpine Forestry to assess wildfire risks and propose potential mitigation strategies. An important observation is that fire mitigation steps by individual homeowners represent a key tactic to try to slow the spread of a fire, and to allow sufficient time for fire fighters to arrive and battle the blaze. Through a document referred to as their "Storybook," Alpine is providing Owners with background on wildfires and specific steps each Owner can consider to mitigate the risks to their property. The "Storybook" will be posted to the HOA website shortly.



ARCHITECTURAL REVIEW COMMITTEE



TOM SHERRY (CHAIR)

Glenwild has 194 lots and as of July 2023 we have 146 homes completed, 18 under construction, 3 in design review, 4 waiting for Summit County building permits or on hold by owner leaving 23 vacant lots available for building. Of the 18 currently under construction, four will be moving to completed home status in August.

The ARC has been working in coordination with the Emergency Preparedness Committee to reinforce our guidelines and CC&Rs addressing the removal and replacement of dead trees as a precaution against wildfires and to maintain the beauty of our community. Your cooperation, as always, is very important to this effort. We have also revised road edge guidelines to provide for $\frac{3}{4}$ " road or river gravel no less than 18" to 24" wide. This barrier helps prevent wildfires being started from sparks or heat from vehicles exhaust. This guideline change will not be a requirement for current homeowners unless of course you want to make that change to your road edge. Another advantage of having this type of road edge is that it minimizes the impact of tire/truck tire tracks when they veer off the road.

We have received some feedback regarding sculptures and yard art. As a reminder, per Section 3.13 of the Guidelines, any



markers, sculptures, and yard art require ARC approval. They must blend inconspicuously with the surrounding topography and vegetation and be consistent with the architectural styling of the home. It is not the ARC's desire to influence your choice of sculptures or yard art, but rather the location of such in consideration of neighbors.

Another reminder to be mindful of is if you are planning any addition/renovation or other work that alters the exterior appearance of your house to include landscaping and color scheming, a written request for approval from the ARC is required. 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 John Coyle at johncoyle@glenwild.com should you have any questions regarding the design process or to alert us of a construction concern.

FINANCE COMMITTEE

The Finance Committee is in the process of finalizing the HOA's 2022 audited financials and will soon begin work on the 2024 budget. It is also beginning a review and update of last year's capital reserve analysis, with the primary goal of being financially prepared for Glenwild's future road rebuild and other expected capital needs.

BARRY DENNIS
(CHAIR/ TREASURER)



TRAILS AND RECREATION COMMITTEE

JAY BELL (CHAIR)

The trails committee has met a couple times this year, with a goal of getting better acquainted with the trails. Our focus has been on reviewing the potential location of a pedestrian only trail and making sure it was well away from homeowners and the current public trail. We look forward to board consideration for the pedestrian trail as it would provide a nice alternative to road walking. We also reviewed part of the Glenwild Loop Trail for maintenance issues and alternate return routes.





WELCOME COMMITTEE

LISA O'BRIEN (CHAIR)

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

Teresa & Vince Criscione

Carol & Jeff Flegel

Robert & Sarina Gulbrandsen

Kimberly & Skip Klintworth

Andy & Kerry Welch

Kees & Sheila Koster

James & Michaeline Lindner

Jackie & James Overturf

SOCIAL COMMITTEE

CARRIE DENNIS (CHAIR)



At the end of June, the Social Committee hosted a Summer Kickoff Party at the Lifestyle Center. There was a wonderful turnout for the event, with nearly 70 homeowners enjoying food and live music on a beautiful summer evening. Thank you to everyone who participated!

The committee plans to host multiple events this fall, likely including a community hike and BBQ, a Glenwild house crawl, and/or a wine social. Please stay tuned for more details.

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!

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 – Angie Kell – angelaekell@hotmail.com

Safety and Emergency Preparedness Committee – Larry Allewa – larryallewa@gmail.com

MEMBER DIRECTORY

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

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. 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.



Sotheby's
INTERNATIONAL REALTY

GLENWILD AREA Q2 2023 MARKET REPORT BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY.

We have seen plenty of buyer activity for homes in Glenwild this summer. Listings in all price-points are getting numerous showings. However, no properties have gone under contract all summer until a few weeks ago! Three homes went under contract the weekend of August 12-13. Those were 1440 Snowberry (\$9.3 million), 8025 Glenwild (\$6.2 million) and 6931 Lupine (\$4.4 million). Just days later 1440 Snowberry fell out of contract, so that home remains available. At this time, there are 10 homes actively listed in Glenwild, which is consistent with the long-term average for listings in the area (outside of the Covid era). Asking prices range from \$4.4 million up to \$11.5 million.

Land activity has slowed as buyers are somewhat hesitant to engage with the building process and as existing home inventory has increased. Building costs have increased substantially since Covid, and many builders and architects are booked out 1-2 years. There are six Glenwild lots actively listed at this time at prices ranging from \$995,000 up to \$2.3 million. No lots are pending sale currently, and one lot has traded in 2023. That transaction closed in January. That said, now might be a great time to purchase land and hold it as an investment if there is no immediate need or want to build.

Real Estate Update provided by Molly Campbell.

View full report here:

<https://glenwild.com/glenwild-area-2nd-quarter-2023-market-report/>



CONTACT INFORMATION



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