

Glenwild News

WINTER / SPRING, 2024

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WINTER IS HERE!

As author David Allen stated, "Patience is the calm acceptance that things can happen in a different order than the one you have in mind." After a slow start and some admitted impatience throughout the holidays, winter has long last arrived here in Glenwild. Residents have been seen on their skis and snowshoes within the community and have embraced the deep snow with vigor. The town of Park City is likewise abuzz with the new snowfall creating epic conditions at the local ski resorts, and with the arrival of the acclaimed Sundance Film Festival. There are so many activities to be had both within the Glenwild gates and in the greater Park City village. Winter is the perfect season to grab a few neighbors and do all the things that Glenwild residents love to do!

We Want to See Your Photos!



We all have photographs we have taken of our beautiful community and wildlife which we have sent to family and friends. The HOA would like to see them too, for potential inclusion in future communications or newsletters. Send your photos at any time to John Coyle at johncoyle@glenwild.com. We will credit you for your efforts.

PRESIDENT'S LETTER

ALEX NIEROTH (HOA PRESIDENT)

Welcome everyone to our Glenwild Winter update. This is an active and fun time of year here. Great to see so many of us out and about. Coming off our HOA annual meeting I wanted to again thank the hard-working Board of Trustees, our many committee volunteers, and importantly, our terrific Coopers staff.

In this newsletter, you'll find brief updates from those working on your behalf and reminders and tips to enhance living here in Glenwild and Park City. Our 2024 HOA goals can be found in the Member Portal (www.glenwild.com).

Please don't hesitate to reach out to us as to what other content you'd like to see in future newsletters or on our website.

We look forward to continuing to find ways to bring this community closer together and make Glenwild the ultimate Park City destination.

Respectfully,

Alex Nieroth

Glenwild HOA President



COMMUNITY ASSOCIATION MANAGER'S UPDATE

JOHN COYLE (COMMUNITY ASSOCIATION MANAGER)

We are off to a busy start this year! We just had a successful Annual General Meeting, and we would like to thank all who participated in the meeting and voted for the open Board Member positions.



Looking forward to 2024, there are a few things you can anticipate from the HOA. Eschenfelder, our contracted snow removal company, is in the final year of their contract. We are delighted with the service we have received thus far. We will be putting our snow removal contract out to RFP (request for proposal) soon to ensure that we continue to have a competitive contract moving forward.

Secondly, we will be doing interior painting at the Lifestyle Center and the Main Gatehouse this year. Additionally, we just completed a major sewer/plumbing repair to the Lifestyle Center. As a result, part of the deck needed to be removed to complete the repair work. We will look to rebuild the deck as soon as possible.

When the snow is gone and temps warm up, we will assess the road needs and take care of the repairs.

The Club's Water Well Drilling Project at Purple Sage Park will begin on April 1st, 2024. The drilling is anticipated to last

between 3 and 4 weeks. When the project is completed, the Club will collaborate with the HOA to fully restore the area. Look for more information on this project in the coming weeks.

Lastly, this spring we will be going around the community and identifying homes that do not have an effective or proper V-ditch bordering the road. The purpose of the V-ditch is to keep water that runs downhill from eroding and compromising the road and road edge. More information will be coming in the spring. In the meantime, if you would like to know the requirements for V-ditches, please see Glenwild's Design Guidelines (on the Member Portal) section 5.6.

Enjoy the snow!

COMMUNITY SAFETY UPDATE



Construction Gatehouse Directions

Contractors, subs, vendors, and delivery trucks must utilize the Construction Gatehouse for all ingress & egress. This practice greatly alleviates potential delays from traffic at our Main Gatehouse. Vehicles presenting at the Main Gatehouse will be turned around and provided directions to the Construction Gatehouse. To help vehicles arrive at the Construction Gatehouse on their first stop, please follow these directions.

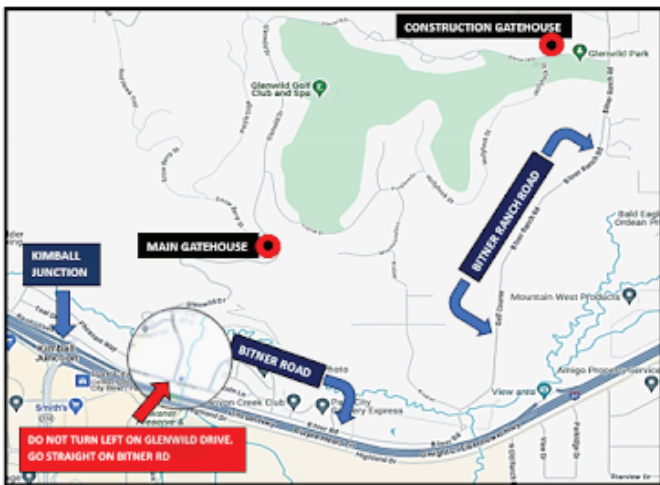
GPS: When using GPS, contractors must input the Construction Gatehouse address as the **FIRST STOP**, and the resident address as the **SECOND STOP**. **Be advised:** All resident addresses will guide drivers to the Main Gatehouse. Construction Gatehouse address below.

1st GPS Address:
Construction Gatehouse
8435 Glenwild Drive
Park City Utah 84098
Phone: 435-666-0794

Directions (Kimball Junction):
Follow West bound on Bitner Road (frontage road) to Bitner Ranch Road (2.5 miles). You will see a Glenwild "East Gate" Sign on your right, TURN LEFT onto Glenwild Drive. On your left is the Construction Gatehouse. If you do not have a transponder, please check-in with our Gate Attendant.

2nd GPS Address:
Resident address

Indicaciones (Kimball Junction):
Siga hacia el oeste por Bitner Road (carretera principal) hasta Bitner Ranch Road (2.5 millas). Verá un letrero de Glenwild "East Gate" a su derecha. GIRE A LA IZQUIERDA en Glenwild Drive. A su izquierda está la Puerta de Construcción. Si no tiene un transpondedor, registre con nuestro asistente de puerta.



GPS Update: At the request of the HOA, the "Glenwild Construction Entrance" was recently added to Google Maps. A submission was also made to Apple's Maps and is pending approval.

JEREMIAH TWITCHELL (COMMUNITY SAFETY MANAGER)

When traveling up the Wiggly Mile have you ever been stuck behind a large box truck or contractor vehicle? We have all experienced this at least once! This situation can be extremely frustrating when wanting to quickly pick up mail and packages, or just entering Glenwild to go home.

Many contractors who go to the Main Gate have been led there by GPS because they used the homeowner's address and not the address of the Construction Gatehouse. To help contractors, subs, vendors, and delivery trucks to enter and exit the Construction Gate, we created a form titled "Construction Gatehouse Directions", which allows homeowners the option to send it to their contractors. We have included the map and instructions in this newsletter, directly left. The map has detailed directions from Kimball Junction to the Construction Gatehouse in both English and Spanish. Also included are directions on how to use GPS, the address for the Construction Gatehouse, and the referenced map. To request a copy of the map, please contact Jeremiah Twitchell at jtwitchell@coopershoa.com



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



PLEASE CONSIDER DOING YOUR PART TO PRESERVE OUR NIGHT SKIES!

What are the benefits of protecting the night sky?

- It conserves energy
- It protects our ecosystem and wildlife
- You demonstrate that you're a courteous neighbor
- It reduces light pollution as our community grows
- You and your neighbors will be able to see the stars

REMINDER: HOLIDAY LIGHTING ENDS MARCH 31

Please remember to turn off your holiday lighting by March 31st. If you have any concerns or questions regarding this deadline, please contact the HOA at glenwild@coopershoa.com. The HOA greatly appreciates your cooperation.

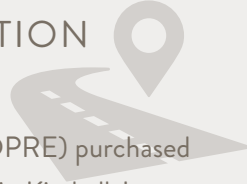
MEET YOUR NEIGHBORS!

Moose is a purebred 7.5 year old Golden Retriever and Rudy is a purebred 15-month-old Pembroke Blue Merle Corgi, often confused with an Aussie/Corgi mix. They're best buds as long as Moose goes along with what Rudy wants.



The two rescue kitties are both 10+ years old and fit in with Rudy's "pack" (he may be the youngest but he's the big chief). Doobie is the black/white one, and Penny is a calico long hair who looks like Rudy's feline counterpart. These beautiful animals are owned by the Chachas.

ARE YOU CONCERNED ABOUT KIMBALL JUNCTION TRAFFIC?



In 2018, Dakota Pacific Real Estate (DPRE) purchased 59 acres in the Park City Tech Center in Kimball Junction, adjacent to Skullcandy and Utah Olympic Park. A land use agreement for this area was constructed in 2008 to attract technology companies and diversify the economy with related technology jobs. In 2020 DPRE requested a rezoning of the property and the Summit County Council will be voting on it late February 2024.

As many Glenwild Owners know, there has been ongoing discussion and controversy over this requested zoning change, by DPRE, to the “Tech Center Development”.

The rezone includes a proposed significant development of residential and commercial properties in the Kimball Junction area. Amongst the many controversies are the impacts of an estimated 3,000+ cars per day driving through an already-congested Kimball Junction intersection.

This intersection and development directly impact each of us in Glenwild. The HOA Board plans to establish an ad-hoc committee to study this probable rezoning with its subsequent traffic issues and to convey to County leaders our concerns, perhaps in concert with other HOAs in our area. To the extent you wish to learn more and/or be involved in such an effort, please contact John Coyle at johncoyle@glenwild.com.



LIFESTYLE CENTER

The Lifestyle Center is a community amenity and is a wonderful place to host a meeting or a small get together and can be utilized at any time. Please reach out to John Coyle at johncoyle@glenwild.com to check on availability and scheduling.

COMMUNICATION AND MARKETING COMMITTEE

ANGIE KELL (CHAIR)

As you've likely seen in recent HOA communications, the Glenwild Nordic Track is now open! If you've glimpsed and/or recreated on these beautifully groomed ski and hiking tracks and feel inspired to connect with neighbors who likewise enjoy these winter activities, there are a few ways to do so.

The Glenwild Nordic Club, in its third year of existence and popular amongst Club Members and residents, is just getting started for the 2024 Season. Consider joining the Glenwild Nordic Club for neighborly social gatherings and ski lessons from local experts. For general inquiries, please contact John Coyle at johncoyle@glenwild.com and one of the Nordic Club members will connect with you. All HOA members and Glenwild Golf Club members are eligible for membership.

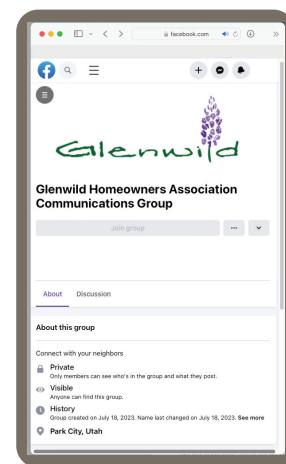


Additionally, the Glenwild Homeowners Communications Group Facebook Page is an excellent place to seek hiking, skiing, and film festival partners. To join, simply search for the title of the page (cited above) and request admission. Please note, that joining the Facebook page requires verification of residence and agreement to neighborly rules.

COMMUNITY SAFETY AND EMERGENCY PREPAREDNESS COMMITTEE

LARRY ALLEVA (CHAIR)

As a reminder, in 2023, Alpine Forestry provided the HOA with their wildfire risk assessment of Glenwild. John Coyle has a copy of the Alpine Forestry report that can be viewed at the Lifestyle Center. In 2024, the Community Safety Committee plans to continue to make speeding in Glenwild a primary focus through communication, education, and enforcement with an emphasis on construction-related traffic.



ARCHITECTURAL REVIEW COMMITTEE



JEFF FLEGEL (CHAIR)

At the end of 2023, out of 194 lots in Glenwild:

- 154 completed homes (79%)
- 12 actively under construction
- 5 under design review or with Summit County for permitting
- 23 undeveloped lots remaining
- 10 homes completed

The Glenwild ARC would like to remind everyone that the HOA allows “thoughtful thinning” of your lot(s) to remove dead trees, brush, and foliage to reduce wildfire risk. If you would like to do this, please submit a detailed plan for approval. Plan submittals and or questions should be directed to John Coyle at johncoyle@glenwild.com and he will help you with the process.



MEMBER DIRECTORY

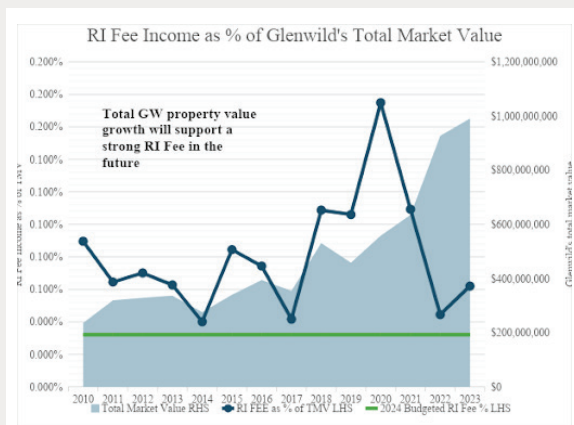
If you would like to add or edit any of your information, please contact glenwild@coopershoa.com

Of 194 lots in Glenwild, we are happy to have over 115 lots 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 don't have the password to the member portal, please email us at glenwild@coopershoa.com

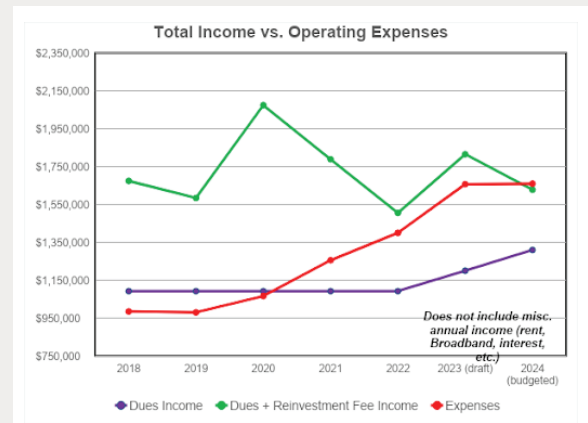
FINANCE COMMITTEE



We would like to welcome Keith Alexander as the newly elected Finance Committee Chairman. The Finance Committee, as discussed at the Annual Meeting, is pleased to report that the HOA is in good financial health and the reserves are well



KEITH ALEXANDER (CHAIR)



positioned to handle future capital expenses (see associated graphs). If you have any questions or comments, please submit them to John Coyle at johncoyle@glenwild.com and the Board will provide answers in a timely fashion.

TRAILS AND RECREATION COMMITTEE

JAY BELL (CHAIR)

As reported at the Annual Meeting, the Trails and Recreation Committee spent 2023 gathering information and garnering support for a longer private pedestrian trail off Hollyhock and will continue to explore the feasibility of it in 2024. Additionally, the committee plans to showcase the community Glenwild trails and HOA entrances to them later this year to help residents navigate them. We aspire to have this information available on the HOA Member Portal in the spring when the trails are open.





WELCOME COMMITTEE

LISA O'BRIEN (CHAIR)

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

Mark & Francesa Papini
Jay & Jennifer Selznick
Jim & Michaline Lindner

Cindy Lee & Greg Maddery
Jeff & Alison Markowitz

SOCIAL COMMITTEE

CARRIE DENNIS (CHAIR)

The Social Committee had our best-attended year yet in 2023! Our events included the Spring Wine-Sharing Event, Summer Kick-Off Party, Fall BBQ Night, Chili Night, and the Annual HOA Holiday Party.

The social committee is already busy planning events for 2024, with the first to be held in March 2024. The RSVP for the upcoming event, The March Madness Spring Fling, will be circulated soon.

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

Thank you!





GLENWILD COMMITTEES

Are you interested in getting involved with the Homeowners Association, and meeting some of your neighbors? We want to hear from you!

The Glenwild HOA is comprised of seven different committees which are as follows:

- Architectural Review Committee (ARC)
- Finance Committee
- Communications and Marketing Committee

- Community Safety and Emergency Preparedness Committee
- Trails and Recreation Committee
- Social Committee
- Welcome Committee

For more information on activities associated with each committee please refer to www.glenwild.com in the Member Portal (Board and Committees) or to express interest in joining one, please contact John Coyle at johncoyle@glenwild.com or the Committee Chairs listed below.

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 – jbell@fabianvancott.com

Architectural Review Committee – Jeff Flegel – jeff.flegel@gmail.com

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

Finance Committee – Keith Alexander – knautah@aol.com

Social Committee – Carrie Dennis – carrieroccodennis@gmail.com

Communication and Marketing Committee – Angie Kell – angelaekell@hotmail.com

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



GLENWILD AREA Q4 2023 MARKET REPORT IS BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY.

NINE HOMES SELL IN GLENWILD DURING 2023 PRICE PER SQUARE FOOT IS UP 8% OVER THE 2022 YEAR-END AVERAGE

Nine homes sold in Glenwild during 2023, more than double the number of homes sold in 2022. The average price for a Glenwild home sold during 2023 averaged over \$6.35 million or \$898 per square foot. The average price per square foot increased about 8% in 2023 over the 2022 average. At the end of 2023, no homes were pending sale in Glenwild, and seven homes were actively listed for sale at prices ranging from \$4.8 million up to \$11.5 million.

Only one lot traded in Glenwild during 2023, a significant decline in activity from 2022 when six lots sold. The one sale was lot 161 at 2.01 acres and was listed at \$1.2 million. Because there was only one lot sold, this

sale became the community average for 2023 and at a price below the average for 2022. The average sale price for a Glenwild lot at the end of 2022 was just over \$1.5 million. Five lots were actively listed at the end of 2023, exactly the same number of lots that were listed for sale at the end of 2022. The current asking prices for Glenwild lots range from \$965,000 up to \$2.3 million.

As Glenwild continues to grow in popularity and becomes more built-out, 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. However, I am aware of several off-market listings as well as future listings, so please contact me if you are looking to buy or sell, so you can understand the entire spectrum of available inventory.

Real Estate Update provided by Molly Campbell.

View full report here:

<https://glenwild.com/glenwild-area-4th-quarter-2023-market-report/>



CONTACT INFORMATION



JOHN COYLE – COMMUNITY ASSOCIATION MANAGER

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Email: johncoyle@glenwild.com

JEREMIAH TWITCHELL – COMMUNITY SAFETY MANAGER

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Email: jtwitchell@coopershoa.com

JENNA CANN – ADMINISTRATIVE ASSISTANT

Phone: 435-640-1039

Email: jcann@coopershoa.com

MAIN GATEHOUSE

Phone: 435-615-8430

Email: gatehouse@glenwild.com

CONSTRUCTION GATEHOUSE

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