

Glenwild News

FALL, 2024

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FALL IS HERE



As Glenwild residents can attest, Fall is one of the best seasons of the year. Park City was particularly rewarded this year with vibrant reds, oranges, and yellows as the leaves turned and the temperatures slightly cooled. The Aurora Borealis sightings by night provided the icing on the cake for what has been deemed "nature's grand finale". The reminders of why it's great to be a Glenwild resident are in ample supply this season.



Photo: Resident, P. Wozniak

GLENWILD COMMUNITY ASSOCIATION MANAGER'S UPDATE

JOHN COYLE

ROAD REPAIR AND LANDSCAPING UPDATES

Most of you may already be aware that our Glenwild roads are now 24 years old and are the original roads from when the community was developed in September of 2000. Glenwild has 9.5 miles of paved roads or 1.2 million square feet. Most regularly traveled roads have a lifespan of ~20 years. Our roads are in excellent condition for their age, due to a very robust, aggressive, and consistent maintenance program.

In January of 2022 we contracted with PEPG Consulting (road engineering firm) to evaluate our road surface and most importantly, the subgrade. Both were reviewed through scientific studies of core samples taken throughout the community. Overall, we were given an A- grade! This was amazing considering the 22-year age. PEPG recommended a full rebuild of the roads around 2028 or 2029.

We are currently fully reviewing the possibility of completing a slurry seal in 2026 or 2027. The slurry seal should give us a few more years of road life beyond 2028, allowing us to continue to build our reserves, improve the drivability and enhance the aesthetics of the roads. Please contact me directly with any questions or comments you might have about the road repair plan.

The Glenwild Community Association is always looking to improve the beauty of Glenwild! This year we added 11 new trees to common areas; 9 aspens and 2 conifers. Aspens were planted in the lower Glenwild islands, and 2 conifers were planted in the island near the tennis courts.



The Board recently approved annual funds, starting in 2025, to continue adding/replacing trees.

Thank you!

John Coyle

Glenwild Community Association Manager

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!



Photo: Resident, S. Marshall

PACKAGES

With the holidays quickly approaching, please remember to pick up delivered packages from the gatehouse promptly, as we anticipate the volume to increase significantly, and there is only a limited amount of space for member packages.

Please remember our Gatehouse Staff are busy and we ask for your patience as we assist each resident in turn.



Photo: Resident, P. Wozniak

SILVER CREEK ROAD PROJECT UPDATE



Mammoth Drive, located on the Silver Creek side of the connector, was opened in both directions on October 4. Contractors have finished the remaining concrete work at the roundabouts, and the connector is now open, allowing

Glenwild residents access to the Silver Creek neighborhoods, services, and paved and gravel paths.

GLENWILD PET REGISTRY ON GATEACCESS

Glenwild residents love their pets. This is apparent on any given morning at 8am, judging from the number of neighbors walking the Glenwild roads with their dogs. It's therefore a harrowing event when our pets escape our grasp.

Glenwild has a renewed neighborhood Pet Registry as part of the ABDi system (GateAccess), the same system used for guest registration.

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 account, select "Manage your pets", and "Add" to complete the desired pet information (name, type, breed, color, registration #, notes, and a photo).



PURPLE SAGE PARK RESTORATION UPDATE



As referenced in an email to residents in late September, the Glenwild Golf Club Well Project was successful in securing a new well. The planned timeline is as follows:

September 2024 –

- The Club's finalized architectural drawings of the well house were approved by the HOA Architectural Committee and building permits with Summit County are pending.

Fall 2024 –

- The well pump engineering design completion and installation (weather permitting).
- Preliminary landscaping plans will be submitted to the Glenwild ARC and HOA Board for initial approval.

Spring 2025 –

- The well pump housing will be constructed. Following the completion of the pump house, the landscaping will be completed.

The Glenwild HOA staff and Board are working diligently in concert with the Club to ensure satisfactory and timely completion of the project.

HOLIDAY LIGHTING

As a reminder, Glenwild holiday lighting is permitted from **November 1 to March 31** between the hours of **4pm and midnight** and **must be installed on a properly adjusted timer**.



HOME WINTERIZING TIPS

- **Gutters:** Ensure your gutters are clear so that melting snow and ice are directed away from your home appropriately.
- **Thermostat:** Have a programmable thermostat to pre-set your home's heating system to turn on and off based on the current temperature.
- **Smoke and carbon monoxide detectors:** Test your smoke and carbon monoxide detectors to ensure your home's indoor air quality is safe.
- **Chimney:** If you have a wood burning fireplace, have your chimney cleaned in the fall.
- **Sprinkler System:** have your sprinklers blown out and turned off.
- Cover or remove your patio furniture.
- Prepare your driveway and roadside landscaping for snow removal if needed.

CANINE CORNER - MEET REBA!

She is a nine-month-old mini Bernedoodle who loves to walk, hike, and play with other dogs.



While she is not afraid of other dogs and animals, she is afraid of loud and sudden noises. She loves meeting all the neighbors and playing with other Glenwild dogs.

Reba Gail Benson, initials RGB, is a Hoosier hailing from Millersburg, Indiana. She was a gift in celebration of her late Grandmom who adored all her granddogs. Come say hello to Reba when we're walking, and she'll greet you with her best smile!

SAFETY AND EMERGENCY PREPAREDNESS/WILDFIRE RISK MITIGATION COMMITTEE

LARRY ALLEVA (CHAIR)

GLENWILD WILDFIRE RISK OVERVIEW WITH MIKE QUINONES

Homeowners received an email in early October outlining the steps the Wildfire Risk Mitigation Committee have performed or are planning to complete to acknowledge and mitigate wildfire risks in Glenwild.

Members of the committee recently met with Mike Quinones of Wildwood Risk Consulting to further understand the wildfire risks and behavior within Glenwild's gates and immediately outside of them.

According to Mr. Quinones, a fire in Glenwild would likely originate from the interstate below.

Given Glenwild's natural vegetation, vast wind, and direct sun exposure, a wildfire approaching our neighborhood would be likely to burn fast and hot, so decelerating the pace and lowering the intensity of a fire should be a key goal for the HOA and individual homeowners. In other words, our goal is to slow a wildfire should it occur. Doing so would allow ample time for fire mitigation efforts to arrive as aerial assistance would need approximately 30 minutes to be on site.

Mr. Quinones provided the committee immediate next steps within a comprehensive plan to minimize risk and to slow a fire approaching our neighborhood, and the basics of the plan were communicated to the neighborhood in a recent email.

Please consider basic "home hardening" tips as for immediate action items homeowners can take on the Glenwild website Member Portal under "HOA Information" and "Resources".

Homeowners can anticipate future educational sessions on wildfire risk, and Glenwild's plans to minimize threat. To learn more about Glenwild's previous and current efforts to lower these risks, please contact John Coyle and consult the Member Portal on www.glenwild.com, under "HOA Information" and "Resources".

Lastly, the Wildfire Risk Mitigation Committee is seeking additional homeowners to serve on the committee. If interested, please contact John Coyle at Johncoyle@glenwild.com.



FINANCE COMMITTEE



KEITH ALEXANDER (CHAIR)

The Committee and Board met recently to review the 3rd quarter financials for the HOA. Through nine months operating revenues and expenses are favorable to budget. Additionally, investment fees (associated with sale of homes and lots) are favorable to budget. The Coopers management team has done an excellent job of expense management throughout the calendar year.

The Finance Committee and Coopers HOA are working together with one eye on the 2024 Operating Budget, and with the other eye focused on financial planning of the HOA over the next 3-5 years. We will complete the 2025 Operating Budget in the next 30-45 days. The over-arching goal of the Committee is to balance its annual dues revenues with its operating expenses (e.g., a balanced budget, or break-even). Reinvestment fees are

captured ‘below the line’ on the Income Statement and are earmarked for Reserves and funding of future capital projects.

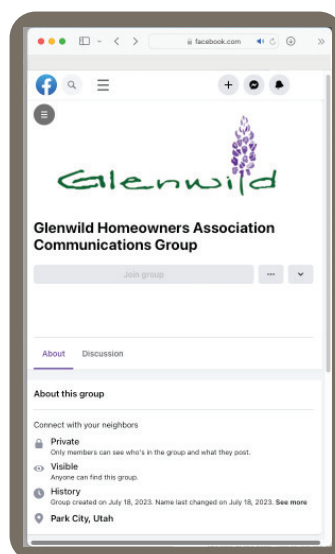
Our near-term and long-term planning horizon forecasts the need for additional investments in wildfire mitigation, road/asphalt replacement, an irrigation system upgrade, tree replacements and continued noxious weed abatement efforts. The roadwork and underpinning infrastructure throughout Glenwild are 25 years old. Culvert failure can be a danger to road safety and the surrounding environment. We also intend to fund an evaluation of all culverts throughout Glenwild in the next 24 months.

The HOA Board will provide greater detail behind these and related projects at its Annual General Meeting in January 2025.

COMMUNICATIONS AND MARKETING COMMITTEE

ANGIE KELL (CHAIR)

Glenwild residents would love to hear about fundraising events and social activities occurring in the Park City area. Please consider advertising these events on our Glenwild Homeowners Association Facebook Page to ensure maximum reach to our residents. Listing them on the Glenwild website’s “Upcoming Events” is also an option.



The Marketing and Communications committee welcomes your suggestions for updates to the Glenwild website, specifically within the Member’s Portal. Are you readily finding information that you’re seeking? Is there information you cannot find? Does it flow well?

We also want to hear from you to let us know what else you might like us to feature in future newsletters. Please reach out to John Coyle (johncoyle@glenwild.com) with your suggestions.

ARCHITECTURAL REVIEW COMMITTEE



Active construction of new homes in Glenwild continues, with ten homes currently under construction, one lot with final approval but not yet started, and one home under design review.

JEFF FLEGEL (CHAIR)

Out of 194 lots, 161 homes have been completed (82.9% completion rate). We appreciate residents' patience with the construction as we approach the winter months.

TRAILS AND RECREATION COMMITTEE

JAY BELL (CHAIR)

The Trails and Recreation Committee is soliciting some help with the new HOA Pedestrian Trail. Hopefully, homeowners have had an opportunity to walk it and have enjoyed the views and ease of walking. The time has come to name the trail so that it can be clearly distinguished from the public shared trail. To submit a nomination for trail name, please email John Coyle at johncoyle@glenwild.com.

Alternatively, as a way of raising money for an extension to this trail, the committee is offering an opportunity to avoid this selection process and name the trail for a \$5,000 contribution. This name will be used at the sign areas as well as on the HOA maps. It would be great fun to announce you were going for a walk on your privately named trail!

After naming the trail, plans are to post signs and implement doggy drop stations to keep the trail clean.

Although not as nice as our new trail, we wanted to alert you to the fact that the Cobblestone Trail has been recently improved up to the first road in the Preserve. It now makes for a nice, mud-free hike. This trail runs starts just North of Glenwild Drive which runs East West and runs directly North up to the Preserve. It is connected to the public Glenwild Loop Trail and can be accessed via the HOA access trail off of Glenwild or where the public bike trail crosses N Red Fox (refer to existing maps on www.glenwild.com in the "Lifestyle" section or www.mountaintrails.org).



SOCIAL & WELCOME COMMITTEE

CARRIE DENNIS (CHAIR)

The social/welcome committee hosted a favorite beverage party at the Lifestyle Center on October 9. It was a beautiful night to take advantage of the new deck that overlooks all of Park City. Favorite drinks and sushi were on hand and the event was well attended by many neighbors. The committee looks forward to hosting another fun event in November and a holiday party in conjunction with the Board slated for December 16- SAVE THE DATE!



WELCOME TO THE DAVIS FAMILY -

Heather, Joe, Josh & Jeremy

We are from San Juan Capistrano, CA, and plan to split our time between there and Park City.

Our two boys are 29 and 26. Josh, our oldest, lives in NYC and works in the insurance industry. Jeremy, our youngest, lives in Manhattan Beach and works in finance.

We are all active, enjoy skiing, mountain bike riding, and hiking. Heather has a horse, which she enjoys tremendously.



SAVE THE DATE

Glenwild 2024 Annual General Meeting
Tuesday, January 14, 2025 from 4-5p
Broadcast via Zoom - More information to follow





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 six different committees which are as follows:

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

- Safety & Emergency Preparedness/ Wildfire Risk Mitigation 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

Finance Committee – Keith Alexander – knautah@aol.com

Social & Welcome Committee – Carrie Dennis – carrieroccodennis@gmail.com

Communications & Marketing Committee – Angie Kell – angelaekell@hotmail.com

Safety & Emergency Preparedness/Wildfire Risk Mitigation Committee – Larry Alleva – larryalleva@gmail.com



GLENWILD AREA 3Q 2024 MARKET REPORT IS BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY

THREE GLENWILD HOMES SELL DURING THE THIRD QUARTER AVERAGE PRICE PER SQUARE FOOT DECLINES SLIGHTLY

Three homes sold in Glenwild during the third quarter, bringing the total to seven homes sold in Glenwild in 2024 at an average price over \$5.6 million or \$865 per square foot. This average price per square foot is a 3.7% decrease over the average price per square foot at year-end 2023, driven by discounts on older, un-renovated homes. The average sale price per square foot in Glenwild in 2024 has ranged from \$436 up to \$1,560 per square foot. The lower end of this range was for an older, un-renovated home, while the upper end of this range was for a newer construction home. Buyers are willing to pay a premium for turnkey product. Buyers don't want to mobilize contractors or to wait while the renovations are done and are willing to pay a premium to avoid the work. At the end of the third quarter, there were seven homes listed for sale in Glenwild at prices ranging from \$4.7 million up to \$11.25 million.

One home was pending sale. The current active listings in Glenwild can be viewed [here](#).

One lot sold during the third quarter, only the second land sale in Glenwild thus far in 2024. The lot that traded during the third quarter was Lot 130 listed at \$965,000. At the end of the third quarter, six lots were actively listed for sale at prices ranging from \$1,495,000 up to \$2,199,999. MLS details and photos for the actively listed lots can be viewed [here](#).

As Glenwild 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 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-area-3rd-quarter-2024-market-report.pdf>



CONTACT INFORMATION



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CONSTRUCTION GATEHOUSE

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Email: constructiongatehouse@glenwild.com

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