

# Glenwild News

SPRING, 2025

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## SPRING IS HERE



Spring has arrived in Park City and in Glenwild's gates. Spring, known as the season of new beginnings, commenced with the vernal equinox which occurred on March 20. As residents embrace the warmer temperatures, blooming flowers, longer days, and wildlife emerging from hibernation and giving birth, let's all slow our speed on our roads and offer our neighbors a friendly wave as we celebrate the season together.



Photo by resident S. Marshall



Photo by resident K. Ragsdale

## GLENWILD COMMUNITY ASSOCIATION MANAGER'S UPDATE

JOHN COYLE

Hello Glenwild Residents! I hope everyone has thoroughly enjoyed another amazing winter in Park City. We have several new Homeowners in the community, and I would like to take the chance to remind everyone of a few key items that are frequently asked questions.

### FIRE HYDRANTS AND WATER TANK



Homeowner insurance has become a big deal in Summit County and areas all around the country. One of the questions insurance providers routinely ask is, "what is the number and proximity to fire hydrants to your home?" We have 78 fire hydrants located throughout Glenwild. Additionally, we have a 600,000-gallon water tank (top of Snow Berry Street) that provides culinary water to residents and charges the lines to the hydrants. The hydrants and water tank are managed and owned by Mountain Regional Water (MRW). The tank is continually kept full at all times. In the event of a fire, residential or wild, the pump cycle can be increased to accommodate the additional load. The hydrants are tested annually, and a "deep test" is conducted every three years.

### TRASH CANS



Glenwild is a beautiful mountain setting. Nobody wants to look at garbage cans as they drive, walk or ride through the community. Please place and remove your cans according to our Rules and Regulations. We can all do our part to help keep Glenwild beautiful. Trash containers may be placed roadside the day before and must be brought in no later than the day after pickup. Do not overfill the container and be sure the lid is closed tightly. (Reference: Article 3.10)

### DAMAGED UTILITY BOXES

I am occasionally asked about who is responsible for the damaged utility boxes. Vehicles, weather, wildlife and sun can cause damage and create an unsightly mess. Unfortunately, the HOA has no control over when the utility companies replace these boxes. We have reached out to various utility companies, on numerous occasions, with very little success. Please help us out and drop a message to the company of "offending boxes" near your home. Perhaps together we can get some attention to these unsightly containers.

### HOLIDAY LIGHTING



As you may know, the Glenwild HOA is doing its part to comply with the Summit County Dark Sky Regulations. We have shortened the hours and time frame allowed for holiday lighting. The Golf Club is also willing and working towards being compliant. Next season they have agreed to follow the recommended hours and time frame, partnering with us to be good neighbors in Park City.

*Thank you all for doing your part to make Glenwild the "Gem of Park City!"*

*John Coyle*

*Glenwild Community Association Manager*



Photo by resident P. Wozniak

## GLENWILD COMMUNITY SAFETY REPORT

JIM BROWN, COMMUNITY SAFETY MANAGER



Hello to all the Glenwild Community members! I hope you have all had a nice light winter this year and as we move into the months of Spring and start to notice the plants, trees and other wildlife begin to spring up. I would like to take a moment to talk about the safety of the community and other things I have started to notice springing up.

My job involves observing community events and noting changes. Some of you might have seen me in the community sitting on the side of the roadways and watching vehicles pass. I have been doing this in part due to complaints of speeding in the community and trying to help get it under control. The speeding problem also exists outside of the Glenwild gates. The “Wiggly Mile” has a speeding problem. As the weather warms, many residents walk, run and cycle on the Wiggly Mile. We also have all of our wildlife out grazing in the sun. Please be aware of the increased traffic on the Wiggly Mile and slow your speed to ensure all Glenwild residents can use the road safely.

Glenwild is a place where homeowners like to go out and walk their pets on the roadway and enjoy the day, and they shouldn’t have to worry about the vehicles driving at high rates of speed being unable to stop in time.

We also have a large population of wild animals who like to walk along the roads and can be hard to see at night, and I am sad to report we have lost a few these last few months due to accidents with speeding vehicles.

What I have found might be a surprise to some and not to others but what I have been seeing in my patrols, is a lot of the speeding is by the homeowners who live here. Yes, some are contractors and their employees, but by far the homeowners

## SPRING CLEAN UP!

Springtime is a time when most of us can finally get back outside onto our property. This is a gentle reminder of the responsibility of each Glenwild homeowner to be sure their property is reasonably clear of dead limbs, cuttings and bushes, which serves to reduce individual wildfire risk at your home. With over 75% of owners telling us in the recent survey that they are concerned about wildfire risk, we’re confident that everyone will do their part! As in years past, the HOA plans to perform property inspections later in the calendar year to confirm that there isn’t any individual home or lot with undue risk due to debris (owners will be notified before such visits occur).



ers are the ones I have noticed the most. So, as the weather warms up and the days become nicer and the sun is out, please take a moment to look down at the speedometer and make a conscious effort to slow down and enjoy the drive just a little bit more.

It is a simple thing to do, but we all forget about it as life goes on. Be a good neighbor and allow walkers, runners and cyclists extra space and slow your speed as you pass.

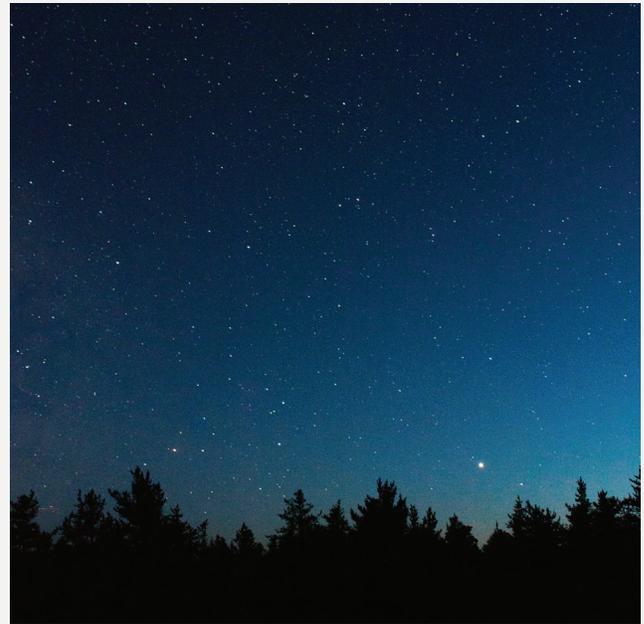


## PARK CITY DARK SKY ORDINANCE COMPLIANCE AND FREE ASSESSMENTS

As has been communicated to homeowners previously, Park City began its Dark Sky Ordinance on December 31, 2024. The Glenwild HOA has newly altered its Holiday Lighting policy in accordance with the new mandate. The Glenwild Golf Club has also agreed to an alignment with the HOA as it pertains to Holiday Lighting.

If you're curious if your home's outdoor lighting follows the ordinance, local company and Glenwild HOA vendor Brite Nites is offering a free service for residents, with no obligation for action, to assess color temperature, total energy output, and your home's compliance with the ordinance. Visit [www.britenites.com](http://www.britenites.com) or call (385) 900-1020 and ask for Chelsea to schedule a visit.

For more information on how to comply with the ordinance as an individual homeowner, visit [Summit County's website](#).

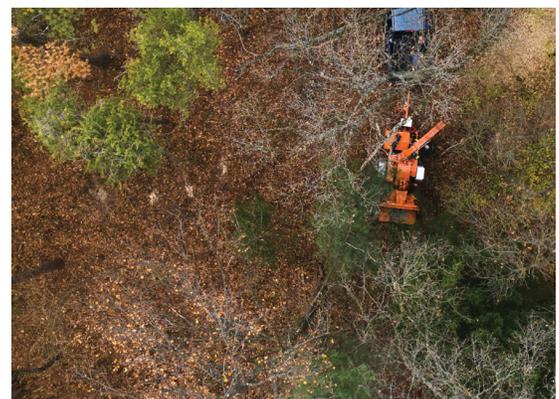


## WOOD CHIPPING PROGRAM

As in years past, the Park City Fire Department is offering a wood chipping service for residents for yard clean up and wildfire fuel mitigation, beginning in May.

There are a few rules, which are outlined on the Fire District's website ([www.pcfcd.org](http://www.pcfcd.org)). There is a limit to pile size: eight feet wide by eight feet long by six feet tall. If you have more wood than that, you should register a second pile, but each pile must be registered separately.

Additionally, piles need to be clean and free of dirt, bulbs, or anything that would clog up the chipping machine, but



do take everything from trees to branches, limited to six-inch logs. To register for this service, residents need to sign up online (registration is slated to begin mid-April). Residents should register on the PCFD website as soon as possible, as the program typically fills up quickly.

## PET SAFETY - RODENT & PEST MANAGEMENT

Residents of Glenwild love their cats and dogs. With the advent of Spring and new growth also comes rodent sightings and the need to rid our homes of these pests, but homeowners often fear their cats and dogs will ingest these agents that rid our properties of rodents.



As such, many residents have asked about pet safe ways to rid their properties of these rodents, so we asked local veterinarian Allie McPhee, DVM, of Mountain Town Veterinary Services for her thoughts on how to safely eradicate these pests.

McPhee stated that the safest option for pest control is to trap the rodents and dispose of them, as there are no poisons or toxins they are ingesting. There are kill traps that are “hidden”, so you don’t even have to see the mouse or rat. However, these still do pose a risk for your pet to get caught in them as well.

She added that there is a safer alternative to the highly toxic, and likely lethal to pet baits (such as D-CON, Bromethalin, and Cholecalciferol). This option is called RatX, MouseX, RidX, and is available at Home Depot or online. The active ingredients of corn gluten and sodium chloride work by volume depletion and severe dehydration by preventing them from drinking for about 4-7 days with regular feeding. If a pet were to ingest a small amount, thankfully, there is no major concern. If ingesting larger amounts, this will likely cause GI upset in a cat or dog, but won’t likely lead to death, as the other toxins will.

Please consider pet safe methods for your pest and rodent mitigation this Spring.

## NOXIOUS WEED ABATEMENT

As the snow melts this spring, we should be prepared for an 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 Glenwild HOA works with local company Eco Lawn. Within the next few weeks, we will send out Eco Lawn’s pricing and treatment options for any homeowners who wish to sign up for their services. To contact Eco Lawn in advance, consult [www.ecolawnutah.com](http://www.ecolawnutah.com) or call: (435) 200-9351.

Thanks for doing your part!

## SAFETY AND EMERGENCY PREPAREDNESS/WILDFIRE RISK MITIGATION COMMITTEE LARRY ALLEVA (CHAIR)

### GLENWILD WILDFIRE RISK MITIGATION EFFORTS



Over 75% of Owners indicated in the recent community survey that the risk of wildfire in Glenwild is a concern to them. This validates the HOA’s accelerating and expanding efforts to attempt to address the various risks of wildfire.

Our Wildfire Risk Mitigation Committee (WRMC) has, thanks to new community volunteers, expanded in size and we recently met to organize our 2025 approach. The Committee is comprised of the following Owners:

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- |               |                     |
|---------------|---------------------|
| Angie Kell    | John Chalker        |
| Jay Bell      | Rob Parry           |
| Zita Bell     | Margaret Audell     |
| Penny Nieroth | Kara Nordstrom      |
| Alex Nieroth  | Larry Alleva, Chair |
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Subgroups have been established to target various areas (including coordination with other HOAs and collection of best practices; understanding homeowner insurance risks and identifying steps both individual Owners and the HOA might be able to take to enhance the likelihood of continued coverage; remediation in the Spring of certain of the HOAs common areas; planning a Spring Wildfire Awareness Information Fair; providing Owners with



increased insight into “home hardening best practices; outreach to Swaner to assess what might be done to manage the wildfire risk on their hillside below Glenwild, etc.).

We have engaged a wildfire risk consultant to guide us forward and likely will soon engage a homeowners insurance specialist. We plan to provide Owners with regular updates of our efforts.



## FINANCE COMMITTEE



KEITH ALEXANDER (CHAIR)

Many Glenwild homeowners joined the Glenwild HOA Board for its annual general meeting on January 14th via Zoom. At the meeting, Finance Committee members provided an overview of financial results for the HOA in 2024. A copy of the new FY2025 operating budget was also presented and discussed. In addition, Finance Committee members provided important background information on the Reserve Fund - which is required by the Utah HOA Act. See “Finance FAQs” on the HOA Member Portal for more details.

The Capital Reserve Fund accumulates funds for future capital and fixed asset needs. The Board is finalizing

its update to the Reserve Analysis to include plans for resurfacing the 9.1 miles of roads across Glenwild’s 1,600 acres. This update will also include plans for an irrigation system upgrade, wildfire mitigation funds, tree replacement, and facilities improvements over the next 8 years. The road and asphalt replacement project is expected to cost as much as \$7,000,000 over the course of this timeline.

Once finalized, the updated Reserve Analysis will be maintained by John Coyle and his team in the Lifestyle Center. A summary of the Reserve Analysis has been affixed to the Glenwild HOA Member portal this month. The Board encourages homeowners to familiarize themselves with the Financial FAQs (frequently asked questions) tab on the HOA website.

## COMMUNICATIONS AND MARKETING COMMITTEE

ANGIE KELL (CHAIR)



Thank you to the nearly 100 homeowners who took the time to complete our annual HOA Community Survey. The information collected from the survey helps the Board to understand if the initiatives and ways of conducting business are on the right track and have support from homeowners. Additionally, the data is used with our partners at Sotheby’s who provide Glenwild with its marketing efforts via various media outlets.

As mentioned in a recent email to homeowners, an effort was made to revamp the Glenwild HOA website Member Portal to make the site more intuitive and resourceful.

The login process, utilizing the technology of a One Time Password, requires homeowners to enter their mobile phone number, in lieu of a universal passport-which no one can ever remember. Once the mobile phone number is entered, a six-digit code is sent to the mobile phone to access the site. If neighbors have trouble with entry, please contact John Coyle at [johncoyle@glenwild.com](mailto:johncoyle@glenwild.com).

Once on the site, members can anticipate finding the Neighborhood Directory, a list of key contacts neighbors often request, including gate staff and trash pickup schedule; recent Board meeting minutes; all CC&Rs and Rules and Regulations; Newsletters; Finance information.

If homeowners would like to see content not already featured on the site, please let John Coyle know.

## ARCHITECTURAL REVIEW COMMITTEE



Active building in Glenwild continues, with 11 homes currently under construction. 87.1% of lots in Glenwild have been completed to date, a testament to the desirability of the neighborhood. 14 lots remain vacant.

JEFF FLEGEL (CHAIR)

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

## TRAILS AND RECREATION COMMITTEE

JAY BELL (CHAIR)

We have more good news regarding Glenwild's new pedestrian trail. If you have not tried it, please do—there are several trail entrances along the south side of Glenwild, starting at the Main Gatehouse, and provides a great place to walk with or without dogs. Because it is south facing, it is walkable early in the year.

The good news that we now have a name for our trail: "Isla's Trail". Mandy and Heath Gregory, who live in the community, donated funds for naming rights and named it after their beloved boxer (shown right) who loved the trail but who unfortunately crossed the rainbow bridge this past winter. Now that we have a name, signs will soon follow.

In addition, Glenwild residents Brad and Janet Dixon have donated a bench for the trail, which will soon be installed.

According to the HOA survey, there are a ton of members who like and use the trails that surround Glenwild. The pedestrian trail is very different from the public trails. It is wide enough to walk two abreast and flat and smooth, so rather than looking at the trail, you can focus on the beautiful Park City mountains. More importantly, there will be no fast-moving bikes to yield to.



Isla Gregory

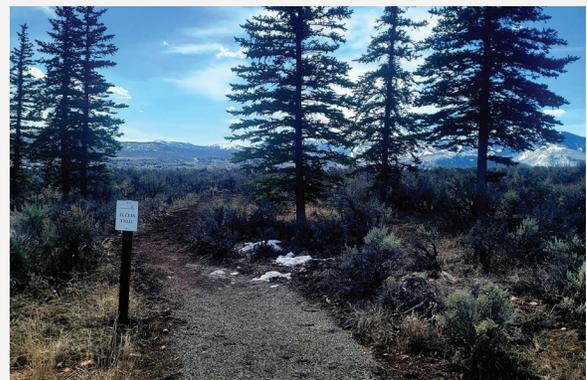


Photo by resident J. Bell of Isla's Trail

## SOCIAL & WELCOME COMMITTEE

### CARRIE DENNIS (CHAIR)

The Social/Welcome committee has had a busy start to the year. The Committee held a “bring your favorite beverage” party in February. It was a highly attended event and Pretty Bird chicken in varying degrees of hotness was served. A March Madness party to celebrate basketball season at the Club followed at the end of March.

More events will follow throughout the summer and into the fall, with the next one slated to occur on June 26; additional information to come!



*We also welcomed several new homeowners to the neighborhood with a clever Glenwild canvas bag filled with local favorite products.*

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## GLENWILD WELCOMES THE FOLLOWING NEW RESIDENTS TO THE COMMUNITY

WELCOME TO GLENWILD

Scott and Cindy Monroe

Mike and Kim Marsh

Rosadel Varela and Stephane Bouvel



## 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](http://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](mailto: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!

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Trails and Recreation Committee – Jay Bell – [jbelle@fabianvancott.com](mailto:jbelle@fabianvancott.com)

Architectural Review Committee – Jeff Flegel – [jeff.flegel@gmail.com](mailto:jeff.flegel@gmail.com)

Finance Committee – Keith Alexander – [knautah@aol.com](mailto:knautah@aol.com)

Social & Welcome Committee – Carrie Dennis – [carrieroccodennis@gmail.com](mailto:carrieroccodennis@gmail.com)

Communications & Marketing Committee – Angie Kell – [angelaekell@hotmail.com](mailto:angelaekell@hotmail.com)

Safety & Emergency Preparedness/Wildfire Risk Mitigation Committee – Larry Alleva – [larryalleva@gmail.com](mailto:larryalleva@gmail.com)

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GLENWILD AREA 1Q 2025 MARKET REPORT IS BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY

## ONE GLENWILD HOME SOLD DURING THE FIRST QUARTER 2025

### Homes -

One home sold in Glenwild during the first quarter, and one was pending sale at the end of the quarter. The home that traded was located at 8035 Glenwild Drive and was listed at \$4,395,000. The pending sale was 7825 Purple Sage, listed at \$4,900,000. The first quarter is typically the lowest in terms of transaction activity in Glenwild, and this was similar to the activity during the first quarter in 2024. As of March 31, 2025 there were six homes listed for sale in Glenwild at prices ranging from \$5,995,000 up to \$12,000,000. A link to the active listings in Glenwild can be found [here](#).

### Land -

The first quarter was quiet in terms of land activity in Glenwild. No lots traded, and no lots were pending sale at the end of the quarter. As of March 31, 2025, there were two Glenwild lots actively listed for sale. Lot 101 at 7152 Lupine was listed at \$1,495,000, and lot 161 at 295 Hollyhock was listed at \$1,500,000. A link to the active land listings in Glenwild can be viewed [here](#). As Glenwild continues to become more built out, land opportunities are becoming more scarce, with approximately 20 lots in the 194 lot community sitting vacant.

*Real Estate Update provided by Molly Campbell.*

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View full report here: <https://glenwild.com/glenwild-area-1st-quarter-2025-market-report/>



## CONTACT INFORMATION



### JOHN COYLE – COMMUNITY ASSOCIATION MANAGER

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### JIM BROWN – COMMUNITY SAFETY MANAGER

Phone: 385-766-0430

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

### MEMBER DIRECTORY

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