

Glenwild News

SUMMER, 2025

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SUMMER IS HERE

Summer has arrived in Glenwild with welcomed desert sunshine. The heat and high winds-which define Park City's summers in recent years-challenge the best of golf games but also heighten our area's wildfire risk.

Park City and Summit County are considered part of the Wildland Urban Interface (WUI) in Utah. The WUI is the zone where human development and wildland vegetation meet, making it a vulnerable area where communities and homes are susceptible to wildfire. Summit County's risk of wildfire is higher than 89% of counties...

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...in the US (wildfirerisk.org), as measured by the relative consequence of wildfire to residential structures on the landscape, integrating data about wildfire likelihood and intensity with susceptibility for homes.

As homeowners are likely aware, the Glenwild HOA Board of Trustees has devoted a significant amount of time and resources in the past year to learning about, educating about, and mitigating wildfire risk inside and immediately outside of our gates.

There are two key reasons for this: as will be discussed later in the newsletter, insurance carriers are increasingly declining renewal of home insurance coverage due to wildfire risk, and secondly, individual “home hardening” steps are the #1 way to try to help your home survive in the event of a wildfire.

You may have seen the recent local press in The Park Record, Town Lift, and KPCW, about the Wildfire Preparedness Fair which was held on June 21 with Glenwild and six other HOAs, seeking to fulfill these goals (full recount of the fair is found on Page 3). Glenwild’s HOA took the lead in making this happen.

This Glenwild Summer 2025 Newsletter, while featuring regular community updates, is largely devoted to many of the tasks undertaken by the Board and the Wildfire Risk Mitigation Committee (WRMC), as well as key learnings the committee has acquired in recent months. Residents seeking additional information may reach out to John Coyle at johncoyle@glenwild.com.

We urge each homeowner to take this topic seriously - your home’s survival and insurance coverage may well depend upon your efforts!



SUCCESSFUL WILDFIRE PREPAREDNESS FAIR HOSTED BY GLENWILD

This year, the Glenwild HOA Board formed the Wildfire Risk Mitigation Committee (WRMC), chaired by Board Member Larry Alleva. Recognizing the increasing threat of wildfires in our area, the WRMC created multiple sub-groups to address the many facets of this critical issue.

The sub-committees are tackling various issues such as homeowner insurance, nationally recognized designations, community networking, home hardening and ARC related topics.

With all the needed attention to this matter and financial investment required, the HOA Board will be looking at alternative funding mechanisms we may need to employ in the future. Other communities have had to tackle this with incremental funding.

The WRMC is comprised of Larry Alleva (Chair), Alex Nieroth, Penny Nieroth, Angie Kell, Rob Parry, Jay Bell, Zita Bell, Frank Puleo, John Chalker, Margaret Audell and Kara Nordstrom.

One of the sub-groups, led by Penny Nieroth, was tasked with organizing a Wildfire Preparedness Fair focused on education and awareness. The committee worked closely with our wildfire consultant, Mike Quinones, and partnered with six local HOAs to bring the event to life, which was held on June 21.



The Wildfire Preparedness Fair featured keynote speakers from Utah State University, the Summit County Fire District, and an independent home insurance broker. In addition, multiple related vendors were on hand to answer questions and demonstrate home hardening techniques to help protect homes from wildfire threats.

The event drew 100 attendees, received coverage from local media outlets, and featured food trucks that added to the lively and informative atmosphere. By all accounts, the Wildfire Preparedness Fair was a big success.

Building on the momentum, the WRMC plans to host another Wildfire Preparedness Fair next year with the goal of even greater attendance and community engagement. We encourage more residents to attend next year in what will be Glenwild's most educational event of the year.

We would like to thank the Committee Members for their excellent efforts!



HOMEOWNERS INSURANCE COVERAGE IS A THREAT:

GLENWILD HOMEOWNERS INSURANCE SURVEY RESULTS



Thank you to the many Glenwild homeowners who participated in our recent Homeowners Insurance Survey.

A key learning from the survey was that a noteworthy percentage of the respondents have had their insurance coverage terminated within the last five years, and several owners have had representatives of their insurance carrier visit the property and articulate wildfire remediation requirements. Experts anticipate that this trend will accelerate in the near term.

For those homeowners who have retained coverage, insurance premiums in Glenwild are on the rise: 72% of survey respondents had a premium increase from the previous year, and over half of these annual increases were 11% or more.

We are investigating tangible steps the HOA, and owners, can take to increase the chances that your insurance will not be terminated - - but the starting point is meaningful “home hardening” by every homeowner.

The HOA will further use the survey data to support future wildfire mitigation (hardening) efforts which will benefit the entire community. The Board is hopeful these actions will be useful in minimizing detrimental policy changes for additional homes in the community.

To view full survey results, please contact John Coyle at johncoyle@glenwild.com.

HOME HARDENING

Home hardening is a term that wildfire experts use to describe vegetation management and building materials used to resist the intrusion of flames or



embers projected by a wildfire. It can be applied both to new construction, and for retrofitting an existing home. Home hardening considers the relationship between your home and its exposure to nearby combustible features such as vegetation, vehicles, and landscaping.

Glenwild has compiled a list of home hardening tasks which homeowners can take in a stepwise fashion, recognizing that such steps could be enough to satisfy homeowners insurance inspectors and retaining a policy. Homeowners should have received this double-sided document in their mailboxes recently, and this informational sheet can also be found on the Glenwild Member Portal on www.glenwild.com under Wildfire Preparedness.

A secondary benefit to individual home hardening is that firefighters will work to defend homes that have undertaken steps for hardening, in an act called “structural triage”. In essence, in an emergency they will work to defend first the home where it is visibly clear that the owners have sensibly mitigated risk, since those without mitigation evidence may be more difficult to defend.

See homeowner and Glenwild HOA examples of hardening on the next page.

HOMEOWNER EXAMPLES OF HARDENING



GLENWILD HOA EXAMPLES OF HARDENING IN COMMON AREAS

As mentioned in previous communications, common space in Glenwild has been evaluated for wildfire risk, and areas of highest risk were identified by wildfire experts. The Glenwild HOA has hired Apex Forestry to perform mitigation work in the form of removing dead sagebrush and thoughtful thinning along Hollyhock and the Wiggly Mile (photos below). Not only has wildfire risk in the area been reduced to some degree, but the beautification of the land has ensued with its regrowth. We will continue to evaluate HOA common area for future remediation efforts.



FIREWORKS, PARKING, AND WILDFIRE SAFETY

Summit County fire officials raised Park City’s danger level to “Extreme” on July 31 as conditions across northern Utah continue to be hot, dry, and windy. 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 any property.

We have encountered several vehicles parked on dry grass and shrubs which pose a fire risk. As a reminder, 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. It is our homeowner’s responsibility to inform guests, vendors, and contractors of these parking restrictions to help keep Glenwild safe for its residents.



GLENWILD HOA WILL SEEK THE FIREWISE USA® DESIGNATION

Firewise USA® is a program under the National Fire Protection Association (NFPA) which provides eight simple and effective steps to help communities reduce the risk of destruction from wildfire. The Glenwild HOA will seek the designation by fulfilling the eight steps of the process and anticipate the process will take approximately two years.

The advantages of seeking a Firewise designation in Glenwild are many and include:

- a reduced wildfire risk via proactive planning and mitigation
- increased safety and preparedness make the community safer for both residents and firefighters
- homeowners insurance preservation and potential discounts
- access to grants and additional funding for further community mitigation efforts
- fire-resilient communities often see increased property values.

For Firewise to be effective, it is critical that we as a community understand the responsibility of each of us to do our part. Said another way, Firewise designation (and possible homeowner insurance continuity) will not be possible if only a portion of Glenwild owners take these risks seriously.

GLENWILD COMMUNITY ASSOCIATION MANAGER'S UPDATE

JOHN COYLE

Dear Glenwild Homeowners, summertime is in full swing, and I would like to share a comprehensive update on the improvements and maintenance projects we have completed or are underway across the community.

COMMUNITY MAINTENANCE UPDATE

- Annual road maintenance is progressing on schedule. Major patch work is complete, and in early fall we will perform crack sealing to address vulnerable areas and preserve road quality.
- The Lifestyle Center parking lot has been seal coated and painted, providing a fresh and clean appearance.
- Both the Main and East Gatehouses have also received full exterior painting and staining, enhancing their curb appeal.
- Nineteen new trees have been planted in common spaces and around the Lifestyle Center. These trees further enhance the beauty and vibrancy of Glenwild.



WILDFIRE MITIGATION

Wildfire mitigation efforts have been completed along Hollyhock and on a vulnerable section of the "Wiggly Mile". A massive amount of dead fuels were removed and aesthetics were considerably improved in the treated areas.

As part of our ongoing wildfire prevention and beautification efforts, I kindly remind all homeowners to address

noxious weeds on their properties. Timely treatment and removal not only helps in maintaining the aesthetic appeal of Glenwild but also reduces potential fire hazards and further spreading of these invasive nuisances.



ISLA'S TRAIL

The Glenwild walking path, now named Isla's Trail, has been cleaned up and overgrowth removed, improving safety, accessibility, and beauty. Dog stations and signage have been added to the trail heads. Note: Please remember to clean up after your furry friends and do not leave unsightly waste bags on the trail or roads.

WATER WELL PROJECT

The water well project at the Purple Sage Park is moving forward. After extensive delays related to Summit County permitting, the pump house is being constructed with landscaping to follow. The project is dynamic, as is any construction project and is anticipated to be completed in September. When completed, the well will provide water for the golf course and all Glenwild common spaces, reducing the use of highly valuable culinary water resources.

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

John Coyle

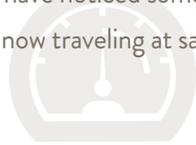
GLENWILD COMMUNITY SAFETY REPORT

JIM BROWN, COMMUNITY SAFETY MANAGER



Dear Glenwild Community Members,
I hope you are enjoying a wonderful summer with family and friends. It has been a pleasure to be out in the community, assisting many of you with matters related to your homes and neighborhood.

I would like to take a moment to share a few important safety reminders based on observations from around Glenwild. As part of my role, I regularly monitor traffic throughout the community. Unfortunately, we continue to receive concerns about vehicles traveling above the speed limit and creating unsafe conditions for walkers, bikers, and drivers alike. While many residents and Club Members are driving responsibly, a significant number of speeding incidents still involve Homeowners and guests. On a positive note, I have noticed some individuals I have spoken with in the past are now traveling at safer speeds—thank you for your efforts.



Please also use extra caution when entering or exiting your driveways. Earlier this summer, there was an accident involving a vehicle pulling onto the road from a driveway. To help avoid future incidents, always assume pedestrians or other vehicles may be nearby, even if they are not immediately visible.

I would also like to share a friendly reminder to pet owners: if you leave bagged pet waste along the roadside/trailside with the intention of picking it up later, please be sure to return and collect it promptly. We have seen an increase in uncollected bags throughout the summer.

Construction is in full force this summer. We currently have twelve active builds, several remodels and the Club is constructing the pumphouse at Purple Sage Park. Some of the



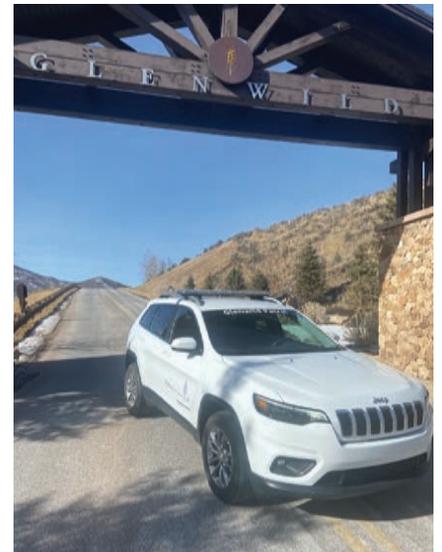
DID YOU KNOW?



Many new homeowners are surprised to learn that the Glenwild HOA and the Glenwild Golf Club are separate entities. While there is a symbiotic relationship and there are often coordinated efforts with various initiatives between the HOA and the Club, each organization has its own board, finances, ways of operating, and individual roles within our community.

The Glenwild HOA is comprised of each home/landowner, while the Glenwild Golf Club accepts members from inside and outside the community, upon application.

common issues we see at build sites are parking issues, roads blocked, loud music, track out (mud, dirt, and rocks on the road), working after hours (7pm) and garbage/debris. If you experience any issues with construction, please contact John Coyle at (435) 640-0650 or me (Jim Brown) at (385) 766-0430 and one of us will respond to the build site.



Thank you for your attention to these important safety matters. Let us all continue to work together to keep Glenwild a safe and enjoyable place for everyone. Stay safe and enjoy the rest of your summer!

GLENWILD'S LIFESTYLE CENTER

The Lifestyle Center is a Glenwild community amenity and is a wonderful place to host a meeting or a small get together. It can be utilized at any time, subject to availability. Please reach out to John Coyle at johncoyle@glenwild.com to check on availability and scheduling if you'd like to host a meeting or event in this space. A small fee may apply.



SPEEDING IN GLENWILD

We continue to closely monitor traffic infractions such as speeding, running stop signs, and contractors exiting via the Main Exit Gate, and we have been enforcing these rules by giving out warnings and fines. We ask our homeowners and their guests to please help us by also obeying the speed limit and driving safely around our community, especially given the typical increase in wildlife, cycling, and pedestrian traffic during the summer months.



GLENWILD DOG POOP FAIRY



In the summer months, many neighbors and their dogs enjoy the peace and quiet with the extended daylight on Glenwild roads and trails. With this increased pedestrian activity, we are seeing an abundance of abandoned dog waste bags on the roadsides. Please help to keep Glenwild looking beautiful by picking up your dog waste, as Glenwild does not have a Poop Fairy on staff.

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GLENWILD AREA 2Q 2025 MARKET REPORT IS BROUGHT TO YOU BY OUR REAL ESTATE PARTNER, SOTHEBY'S INTERNATIONAL REALTY

THREE HOMES SOLD IN GLENWILD DURING THE FIRST HALF OF THE YEAR

Homes -

Three homes sold in Glenwild during the first half of the year compared to four that sold during the first half of 2024. However, one home was pending sale at the end of the quarter, which would imply similar transaction activity year-to-year. The three homes that sold ranged in list price from \$4,395,000 up to \$5,495,000, and the average sale price of the three homes sold thus far in 2025 was \$4,566,667 or \$756 per square foot.

As of June 30, 2025 there were 11 homes listed for sale in Glenwild at prices ranging from \$5,995,000 up to \$17,800,000.

Land -

The first half of 2025 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 Glenwild continues to become more built out, land opportunities are becoming more scarce with approximately 14 lots in the 194 lot community sitting vacant. It's possible that the uncertainty surrounding international tariffs could be impacting land sales, and that when the tariffs are settled, activity could increase.

As of June 30, 2025, there were six Glenwild lots actively listed for sale at prices ranging from \$1,395,000 up to \$3,100,000.

Real Estate Update provided by Molly Campbell.

View full report here: <https://glenwild.com/glenwild-area-2nd-quarter-2025-market-report/>



CONTACT INFORMATION



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MEMBER DIRECTORY

If you would like to add or edit any of your information, please contact johncoyle@glenwild.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 John Coyle: johncoyle@glenwild.com.