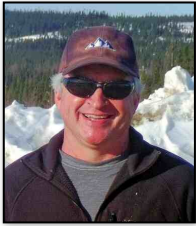




THE PARK LARK

Musings from the Association's Board Chair



Welcome to another edition of the Park Lark, the annual newsletter for those owning and residing within the Summit Park community. For the Homeowners Association, 2023 was a walk in the park compared to all that the Association had to endure in 2022 — and no one is complaining at all about that!

For those owning in Summit Park, 2023 marked the first full year that the Homeowners Association became a **strictly voluntary membership association**, which means that there no longer exists any obligation among homeowners to be vested in the Association. Additionally, **all CC&Rs were fully done away** with in 2022 and replaced by what we call the **Community Code of Conduct**, which focuses on guidelines and guidance on relevant issues that impact our community at large.

When these bold actions were taken, we weren't really sure how our community would react to such change, but it actually worked out better than we initially thought (or feared). Overall, membership was down about 12% between 2022 and 2023, with slightly over half of all homeowners continuing to support our community's HOA. I think I can speak for all in saying a hearty **"thank you!"** to everyone that voluntarily supports this organization and what it does and represents to *all* that live and own in our wonderful community. I believe it also reflects concurrence that the current leadership and volunteers within the HOA have made in

- 1) being prompt and responsive to questions and concerns that it receives (SummitParkUtah@gmail.com),
- 2) the value that the redesigned community website has in providing relevant information (<https://SummitParkUtah.net>),
- 3) the Firewise program that Summit Park remains certified,
- 4) the fire ignition-source mitigation program that the HOA offers,
- 5) providing a voice with local government agencies on matters that impact Summit Park, and last but not least,
- 6) staging Dumpster Days, the annual community cleanup.

As a state non-profit corporation which is 100% operated by a small group of volunteers, it has been our pleasure in providing these services and activities to the Summit Park community. But as with all things, there is always room to improve, so if you have any thoughts (or just want to say "thank you!", which we love to hear), always feel free to send us a line. **Thanks again to all that support your HOA!**

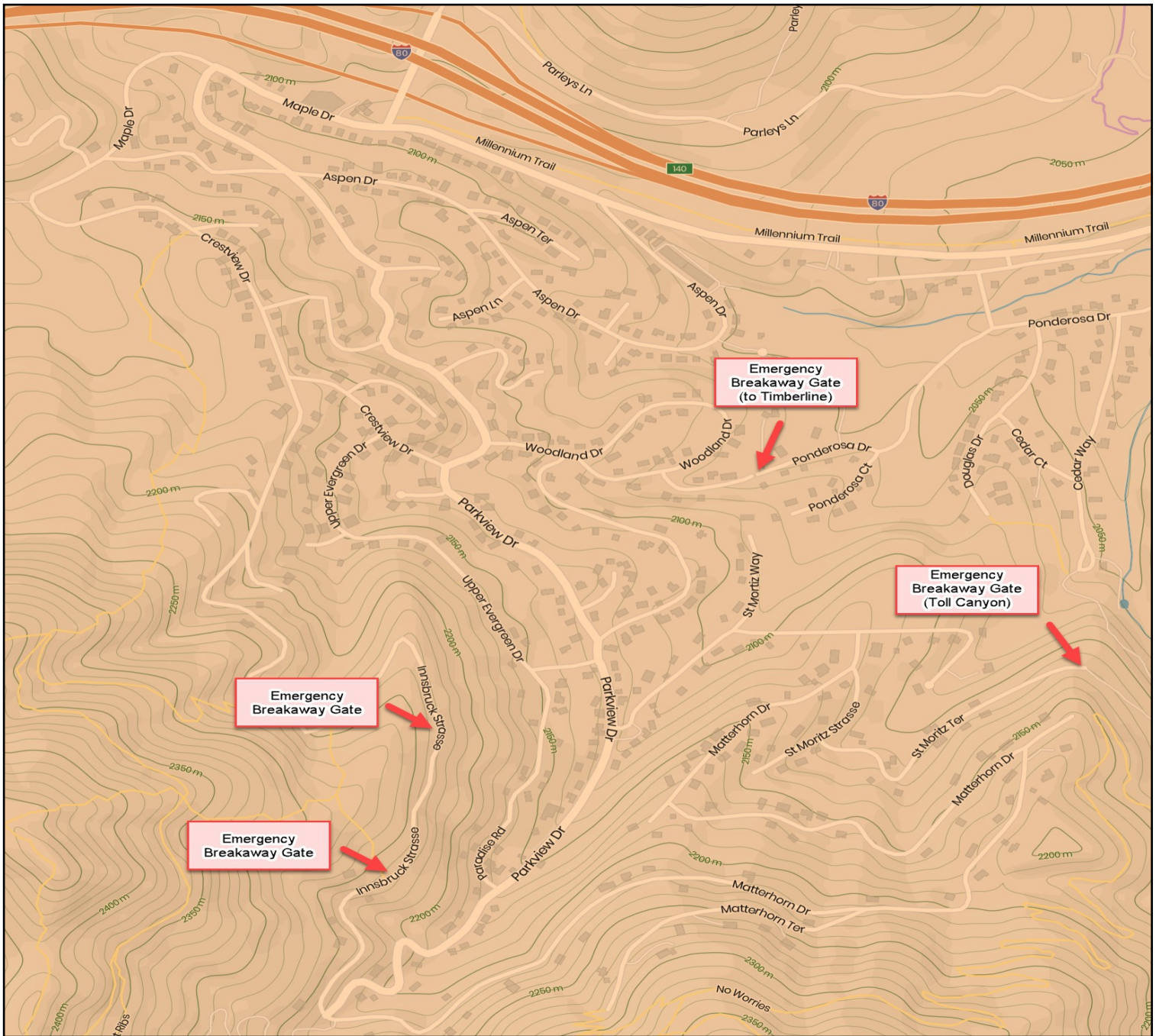
Summit Park Real Estate

When Summit Park was first laid out in the 1950s, it was largely developed with the thought that it represented a very favorable place by people looking to get out of the summer heat by those living in the greater Salt Lake Valley. Wow, but how times have changed! Today, Summit Park is considered a highly desirable location to live and own due to its laid-back atmosphere, mountainous setting, forested lands, abundance of nearby outdoor activities, and its proximity to Salt Lake City.

In 2023,

- there were **18 new home constructions**, with seven pending new home constructions,
- **24 homes were sold in Summit Park**,
- average price of a home sold in Summit Park was **\$1.1 million**.

And for those that may be wondering (or just curious), Summit Park cannot expand beyond its current footprint; therefore, all new growth is restricted only to currently existing undeveloped lots. The reason for this is... our streets and road system. The government considers Summit Park's roads as simply too narrow and too winding to safely allow for the movement of emergency equipment and vehicles beyond the transportation system that currently exists within the confines of Summit Park. For any developers out there eyeing Summit Park expansion opportunities, sorry, but for residents — Woo-Hoo to that!



Summit Park Emergency Breakaway Gate Locations

As the August 2021 Parleys Canyon wildfire proved to us, if an evacuation order is given, time is of the essence. If you live or rent in Summit Park, you should know the quickest way to get out and what minimally to grab if such an order is given. Make an evacuation plan, share it with family members, and know what to do quickly and efficiently, as minutes count. Along with the main (and only) exit out of Summit Park along the I-80 frontage road, there are four emergency breakaway gates located in our community that are designated egress points that can be used when an emergency evacuation is ordered. During such an event, these gates will be unlocked; however, in the event that they are not, these gates are also designed to be easily breached (wooden peg) by a vehicle.



Summit Park – a Firewise Community

Summit Park was recertified in 2023 under the prestigious National Firewise USA® program by the National Fire Protection Association. Summit Park is one of only a handful of Firewise-certified communities in all of Summit County. Firewise communities must annually demonstrate that they have taken meaningful actions to reduce the threat of wildfires.

A resident of Summit Park for over 20 years, a huge thank you to **Mike Quinones** for his continued efforts — now spanning well over a decade — in helping our community fortify against the threat of wildfires and assisting landowners with their individual fire mitigation efforts! Mike has not only applied his expertise and wide-ranging experience in obtaining the Firewise certification for our community, but he has been instrumental in procuring **hundreds of thousands of dollars in government grant money** that has made Summit Park more resistant to potential wildfires. His efforts are often under the radar and may not be evident to the untrained eye, but his “Firewise fingerprints” are evident throughout Summit Park. All of us that live and own in Summit Park should be very grateful for the time and efforts that he puts into our community. If you have questions for Mike, **including advice on how to harden your own property against fire and the various fire mitigation programs that the HOA can provide assistance in your own mitigation efforts, he can be contacted directly at SummitPark-Firewise@gmail.com.**

Dumpster Days 2023

Summit Park’s Dumpster Days 2023 was once again a huge success! Dumpster Days is a great way to help clear out accumulated trash and all that unwanted rubbish and green waste (tree trimmings and reasonably sized logs) from in-and-around your home and property without having to haul it to the local County landfill.

Dumpster Days typically occurs early summer over a Saturday and Sunday. It is always located just south of the fire station storage building near the intersection of Maple and Crestview Drives at the gated turnoff that runs along Parleys Creek. Active membership in the HOA is required to gain access (you may pay at the gate by check or through Venmo if you are not a current member).

We used every bit of **19 full-size dumpsters** this past year and had to close early on Sunday due to the dumpsters being full. Sadly, some chose to dispose of their refuse after hours, creating a lot of headache to address for some volunteers the following day. Come on people — please help us and don’t do that!

A big and heartfelt **“thank you!” to our 2023 Dumpster Days volunteers** who are absolutely key to its success. Volunteers can sign up electronically through the HOA’s website starting a few weeks prior to the start of Dumpster Days, and the whole community truly appreciates all the assistance that our volunteers provide at Dumpster Days!

Treasurer’s Report

As of December 2023, the Association’s balance sheet stands at **\$19,807 (\$19,401 in Dec 2022) in the corporate checking account** and **\$12,407 (\$12,427 in Dec 2022) in its corporate savings account**, for a total of **\$32,234 (\$31,809 in Dec 2022)**. This represents a **1.3% increase in 2023 from 2022**, but down 16.9% from the 2021 year-end level of \$38,800. Two-thirds (67%) of all income is attributable to membership fees of \$10,663, down from \$12,153 in 2022, which represents a decrease of 12.2% between 2023 and 2022.

2023 expenses that the Association incurred totaled \$15,941, down from \$29,949 in 2022 and \$16,767 in 2021. **Primary expenses totaled \$15,941 for 2023**, which included 1) the cost incurred for Dumpster Days (\$8,201); 2) fire reduction measures (\$1,500); and 3) Association-related operational expenses that included the cost of business licensing and listing fees, taxes, accounting, insurance, and community website consulting and upkeep (\$6,151). Detailed Treasurer’s reports and annual budget estimates are regularly posted on the community website at <https://SummitParkUtah.net>.



Snowy Days in Summit Park

As many of you know, the winter of 2023 was brutal for the amount of near- record snowfall that Summit Park experienced. Whereas each year is obviously different as to how much snow falls, it bears repeating how the County address the snow that accumulates in our yards and streets. Due to our narrow, winding, and often steep roads, this issue is particularly important to those that live in Summit Park. Both your neighbors and snow removal operators will thank you if common sense and a few simple rules are followed:



Cannot Deposit Snow in Streets and Public Right-of-Ways (*Summit County Code 7-3-5*). While clearing your driveway is certainly not a crime, the way you clear it can still get you in trouble. Except for the actions of road authorities (typically, snowplow operators) it is unlawful to push, plow, blow, or shovel snow across or into the street to get it out of your driveway that would otherwise impede the reasonable flow of traffic. Access to fire hydrants must also always be maintained, which includes not throwing snow on top or around them.

All Utilities Must be Marked with a Pole and Flag (*Summit County Code 7-3-85*). All fire hydrants and utility structures shall be marked by the owner of the hydrant or utility structures with a pole or other sign that extends well above the normally anticipated depth of accumulated snow (6 foot minimum) and windrows at that location so that locations of the hydrants and utility structures can be readily determined even when it is covered.

Snow Storage Must Be Kept On-Site (*Summit County Code 7-3-4*). All residents must contain all snow – including that in driveways – on their property (or that of another property with their permission). Not doing so creates a hazard to plow operators and drivers. Snow pushed into streets also often ends up in front of a neighbor's driveway as plows pass by, potentially making for some very unhappy neighbors who then have to deal with it!

Seasonal Limitations on Parking (*Summit County Code 7-3-3*). With few exceptions, no on-street parking in Summit Park is allowed between November 1st and May 1st (unless otherwise posted). Vehicles which hamper government snow removal operations or the movement of emergency vehicles will be ticketed or towed at the owner's expense. Owners also assume liability for damage to any vehicles parked on the street or other obstacles (such as tipped over mailboxes) that fall into the street.

County Snow Plow Operations. Summit County snow removal hours are from 4:00 A.M. to 10:00 P.M. Plow operators are only allowed to drive up to 11 hours in any 24 hour period and up to 60 hours a week. When a storm rolls in overnight, all operators report at 4 A.M. If a storm rolls in during the night and continues throughout the day, the number of crews will drop by 1/3 beginning at 12:00 P.M. and move back to 2/3 capacity beginning at 4:00 P.M. When the number of plow crews are reduced, the focus is on main roads and not residential streets.

Solid Waste Services. If weather delays trash or recycling pickup, leave your cans next to the road and they will typically be serviced the next day. Severe weather delays can cause a cascade of delays to areas that are supposed to be served on subsequent days, so be patient if your trash and recycling are not immediately picked up.