



THE PARK LARK

Welcome Message from the Association's President

Welcome to the 2025 edition of the Park Lark, the annual newsletter for those owning and residing within the Summit Park community. As we embrace the winter season and the many outdoor activities that it brings to us, the members the Board of Directors of the Summit Park Homeowners Association (SPHOA) wishes to share with you some timely news and activities updates affecting our community.

2024 marked the "retirement" of several long-standing members of the SPHOA's Board of Directors. Those that left had generously volunteered their time and efforts to our community over many years, yet recognized that it was time to move on and turn the reins over to some other new and very capable individuals. We sincerely want to thank each and every one of them –Cait, Dave, Mike, and Nina – for all that they did for the SPHOA and our community during their tenure. With your support, I, along with other existing members of the Board, very much look forward to guiding the SPHOA with some new and its ongoing community activities.

I also want to take this opportunity to reach out to all community members and ask whether you may be interested in becoming a member of the SPHOA's Board of Directors. Being a Board member really doesn't take up all that much time and it can be a very rewarding activity where your input and assistance in helping to run this organization can really make a difference. It's also a great way to give back to your community and it looks great on your resume! Most of your efforts are associated with helping out to organize and assist with the community's annual Dumpster Days. Please consider it, and if you are interested, or would like to talk about it more, drop me a line at SummitParkUtah@gmail.com.

Probably the most common question we are asked is whether the SPHOA operates as a traditional homeowners association, and the quick answer is "Nope, not at all!" Unlike most traditional HOAs, the SPHOA imposes no obligation for any property owner to be part of the organization, as all membership is strictly on a voluntary basis. The SPHOA also does not impose any type of restrictive covenants on your property (i.e., no CC&Rs) that stipulate what you can, or cannot do as it relates to your property use. Membership remains at \$50.00/year.

So, thanks to all of you that support your SPHOA! It's a wonderful community with wonderful people, and I'm proud to call Summit Park my home. Any questions or concerns you may have, always feel free to drop me a line at SummitParkUtah@gmail.com.

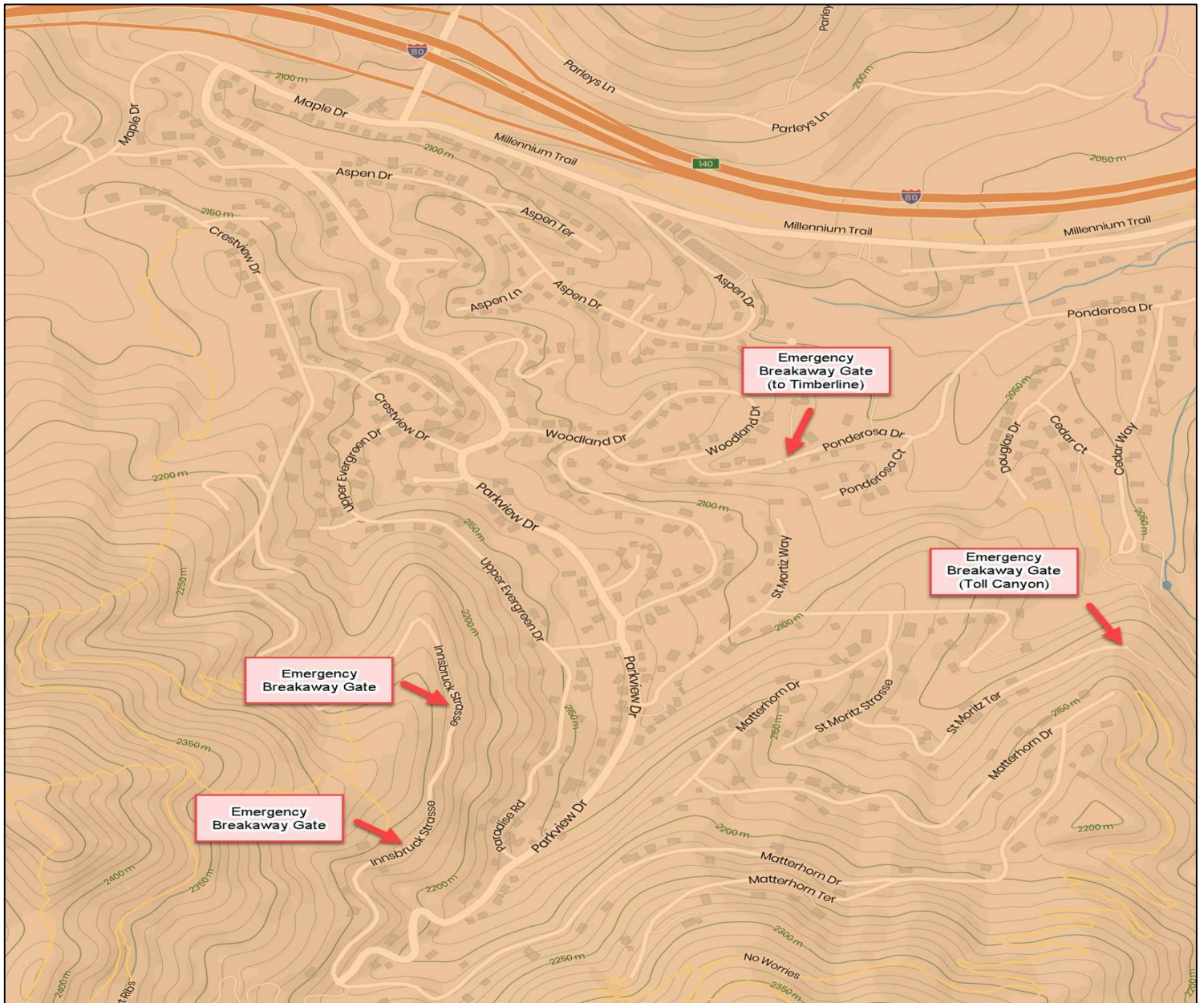
Best to all, *Iona Thraen*

Summit Park Real Estate

When Summit Park was first laid out in the 1950s, it was envisioned as a very favorable place by those looking to get out of the summer heat who lived in the greater Salt Lake Valley. Today, Summit Park is considered a highly desirable community to live due to its laid-back atmosphere, mountainous and forested setting, abundance of nearby outdoor activities, and its proximity to Salt Lake City.

In 2024 Summit Park experienced the following:

- A total of **42 properties were sold** (not including **9 pending sales**). Corporate property purchases, rather than by individuals, continues to trend up.
- **10 new home constructions** took place in Summit Park, with seven pending.
- Average price of a home sold in Summit Park is **\$1.4 million** at an average of **\$442 per sq ft**.
- **Median days on market is 78**.
- Sale to list price is **95.3%**, with **4.8%** homes sold above list.
- Top five **primary destinations** of those moving out of Summit Park are 1) Austin, TX; 2) San Antonio, TX; 3) St. George, UT; 4) Logan, UT; and 5) Boise, ID.
- Top five areas outside of Utah that **people are moving from**: 1) Los Angeles, CA; 2) San Francisco, CA; 3) Seattle, WA; 4) San Diego, CA; and 5) Washington, D.C.



Summit Park Emergency Evacuation Orders and Breakaway Gate Locations

As the August 2021 Parleys Canyon wildfire proved to us, if a government evacuation order is given to those living in Summit Park, 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 two main (and only) exits out of Summit Park along the I-80 frontage road, there are also four emergency breakaway gates located in our community that are designated egress points that can additionally 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 (via wooden pegs that hold the gates closed) by a person or by vehicle. Of course, always do your best to remain vigilant of adverse conditions and do your best to remain calm during any evacuation order, which others needing to leave too will certainly appreciate.



Summit Park – a Firewise Community

Summit Park was recertified in 2024 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 within its boundaries. Some insurance companies offer a premium discount on fire insurance if a property is located in a Firewise-certified community.

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 remain annually certified as a Firewise community. Mike's efforts additionally include helping to educate community members on wildfire safety and assisting with activities that further fortify Summit Park against the threat of wildfires.

The SPHOA provides various programs to help offset the cost of certain fire-mitigation activities on your property. Please go to the SPHOA community website at <https://SummitParkUtah.net> for additional information on these assistance programs.

If you have questions for Mike, **including advice on how to harden your own property against wildfires and the various fire mitigation programs that the SPHOA offers**, he can be contacted directly at SummitParkFirewise@gmail.com.

Dumpster Days 2024

Summit Park's Dumpster Days 2024 was once again a huge success, including a lot of interest in the "repurpose" area where people can freely claim some really great stuff left by others! Dumpster Days is a wonderful way to help clear out accumulated trash and all that unwanted rubbish and green waste (tree and shrub trimmings, branches, and reasonably sized logs) from your property without having to haul it to the local County landfill. It is free to all current SPHOA members.

Dumpster Days typically occurs late spring or early summer over a Saturday and Sunday. It is held 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 SPHOA is required to gain access (you may pay at the gate by check or through Venmo if you are not a current member).

In 2024, **17 full-size dumpsters** were provided and all were filled by the end of Sunday. People were great in placing their refuse in the appropriate bin too, which is always appreciated by those helping out.

A big and heartfelt **"thank you!" to our Dumpster Days volunteers** who are absolutely key to its success. Volunteers can sign up electronically through the SPHOA's website starting a few weeks prior to the event. Volunteers help with check-in, directing traffic, and leveling over-topped bins.

Treasurer's Report

As of early December 2024, the Association's balance sheet stands at **\$20,273 (\$19,807 in Dec 2023) in the corporate checking account** and **\$12,445 (\$12,407 in Dec 2027) in its corporate savings account**, for a total of **\$32,718 (\$32,234 in Dec 2023)**. The cost of Dumpster Days represented the largest SPHOA expense for the year, with a total cost of \$7,656, of which \$3,159 was collected by those electing to become SPHOA members over the two-day event. Furthermore, a total of \$1,500 in grants was provided to various residents to help offset the cost of fire mitigation activities on their property.

2024 membership in the SPHOA increased just over 10% from 2023 levels, bringing in \$11,856 (\$10,663 in 2023). This was great news after membership dropped 16% from the 2022 level to 2023 level (largely attributable to the SPHOA becoming a fully volunteer membership organization during that time). Operational expenses were relatively minimal, largely consisting of the cost of the business licensing and listing fees, taxes, accounting, business insurance, and community website consulting and upkeep. Detailed Treasurer's reports and annual budget estimates are regularly posted on the community website at <https://SummitParkUtah.net>.



Snowy Days in Summit Park

This article reappears in each year's Park Lark, but it's critically important that residents understand how the County addresses the snow that accumulates in our yards and streets. Due to our community's narrow, winding, and often steep roads, the issue of how we address snow in our community is of particular importance. 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 7-3-7*). All fire hydrants and utility structures shall uncover and remove accumulated snow and windrows of snow from and around fire hydrants. They hydrants should be uncovered for a distance of not less than three feet on all sides so that hydrants are accessible for emergency use and uncovered within 72 hours of the time they are buried by a plowed windrow of snow or from the time they become buried by drifts.

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 15th and April 15th (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, 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.