



**NEWPARK**  
TERRACE  
*The newer side of Park City*

Newpark Terrace Condominiums

Winter/Spring 2018

Prepared by Cooper's HOA

## 3<sup>rd</sup> Annual Meeting

Thanks to all who attended the Annual Meeting on February 12, 2018. For those who were unable to attend, the meeting packet and minutes are posted on the website for your reference and review.

### ***Board Leadership Update***

Many thanks to Justin Anderson for his service as Treasurer from 2016-2017.

The Association has re-elected Roger Radcliff as President, retained Russ Boggs as Vice President and welcomes Loren Yager as the new Treasurer.

## New Website

The Association is proud to announce the unveiling of the new community website:

[www.newparkterracehoa.com](http://www.newparkterracehoa.com)

The website offers access to community documents, FAQs, announcements, and more! In the coming months, a homeowner portal will be added, allowing owners to view statements and make dues payments straight from the website.

*Please note that the Condo Café portal announced in 2017 is no longer active.*

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## Maintenance Update

### ***Thank you for helping contribute to a safe and pleasant environment***

As many of you are aware, we experienced an issue with the fire suppression system malfunctioning, which caused damage to three (3) of the units. The board has since taken a number of measures to try and mitigate future issues and establish the cause of the incident.

Firstly, the Board and management company have met with emergency services to update their information on the development to help with response times in the future. We have also reviewed ingress/egress throughout the development and as a response to findings, installed new locking mechanisms that will open all gates and common area doors in the event of a fire alarm.

Secondly, we have spoken to a number of industry professionals to try and establish the cause of the failure in the system. The general consensus of these opinions is that the system failure is extremely rare, but could have been due to freeze/thaw conditions and as a result we have been advised by the original contractor to keep units heated to a minimum of 60 degrees. The Board and Management Company are looking into remote thermostats and smart home programs that may help homeowners avoid freezing pipes and will report back on these options.

Finally, we wanted to clarify your insurance coverage on home improvements that are made to the interior of your individual units. *"Any Fixtures, improvements or betterments installed by a unit owner...and any item permanently attached to a unit"* (if documented) will be covered by the HOA's umbrella insurance policy, after the deductible. Please take photographs or otherwise document any major improvements and provide those to Cooper's HOA.