



NEWPARK TERRACE HOA FALL NEWSLETTER

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Your Current Board

Donna Di Fiore

Loren Yager

Russ Boggs

Board Meeting Dates

Board Meeting-

February 10th, 3pm

Annual Meeting-

February 24th, 5pm

Coopers Contact Info

Community Manager-

John Tracy, john@coopershoa.com

24/7 Emergency Maintenance-

435-649-5351

FALLING INTO WINTER

Greetings Newpark Terrace Neighbors,

We hope that you and your families have stayed safe throughout this unprecedented summer. Times such as these really help us to appreciate and take advantage of all the natural beauty and outdoor activities that our homes in Park City have to offer.

Throughout this year your Board has worked hard to balance the maintenance needs of the Association with the difficult business environment that COVID-19 has brought to our doors. We are pleased to announce that there will be no increase to the dues for the 2021 fiscal year. This includes no reduction in the deposit to capital reserves savings which will ensure the Association maintains a strong financial position for years to come.

Speaking on behalf of your Association management and maintenance team, Coopers HOA, we thank you for allowing us to serve you for another year. It has been a delight to get to know many of you over these years and we hope to see you all again very soon.

We wish you all the happiest of holidays!

Sincerely,

John Tracy, AMS
Coopers HOA



REMINDERS

Truck Weight On Driveway

Please remember, when scheduling for a delivery or move in/out, that the weight limit on the parking deck is 12,600 lbs. Please also remind your tenants of this!

Smoking Rules

Please remember that smoking is not allowed on patios, front entrance hallways, or the parking deck.

Weatherization Practices

As the temperatures drop dramatically over the coming weeks please make sure you take preventative measure to protect your home. Please disconnect exterior hoses and cover the spigots. Heaters in the individual unit storage areas should be turned on. If away from your unit for an extended period of time, remember to leave your heat on to protect the fire sprinkler system. Make certain you and/or your tenants keep thermostats on to heat the home to avoid frozen pipes, which can cause severe damage. Please ensure that this temperature is maintained even if no one is occupying the unit. Change the 9V batteries in all smoke alarms. We recommend changing all of the batteries at the same time. Replace the filters in your furnace.

Winter Tires

Winter tires are a good choice for life in Park City however please remember that studded tires are prohibited on the deck.

Patios & Decks

It is against HOA Rules & Regulations to pour snow onto the street/sidewalk below the decks. The HOA has researched alternative options for snow disposal and have come up with two options so far.

- Heated mats that would melt the snow.
- Heated buckets to put snow in. Then once the snow is melted, the water can be disposed of down the drain.

Holiday Lighting

Holiday lights and decorations are allowed from Nov 15 through Jan 31. All exterior holiday lights must be white in color and entryway decorations should be tasteful.

Pets

Please re-member that all pets must be contained or otherwise under control, pet waste must be picked up immediately and pets are not allowed to use the decks or patios as bathroom areas. If you have a pet problem, please re-port it to Summit County Animal Control at 435-615-3985.

Insurance

Please check with your insurance provider to ensure that you are carrying a 'HO6' policy in the an amount equal to the Association's deductible. Owners are responsible for damage within their unit regardless of cause, up to the deductible. The HOA's insurance agent can be contacted with any questions/concerns about your Insurance Coverage: Craig Crockett with Sentry West, 801-272-8468, craig.crockett@sentrywest.com