



Powder Wood Community News

September was an extremely busy month at Powder Wood! The patience and cooperation while these improvements were underway is appreciated. Last month there were vendors doing work all over the community. Masonry repairs were made on the exterior of several buildings. Asphalt repairs were also completed in September. A large section of the parking lot in front of buildings 1 and 2 was replaced this year. Patches throughout the parking lot, and crack-sealing of the lots were also completed. Buildings 1, 2, and 4 were painted and had wood repairs completed. The fresh paint looks amazing. Every building now has had the landing carpet replaced along with any subfloor repairs were completed. This is a fantastic improvement, and many owners have expressed how much better the landings look. New clubhouse windows will soon be installed. Prior to the window installation the support framing was completely replaced. A couple of electrical repairs were also taken care of during September, including one at the outdoor hot tub.

Holidays are times for decorating. Please remember that the HOA Rules & Regulations must be followed. Approval must be given BEFORE any lights, or any other kind of decoration is hung from a patio or balcony. Nothing can be attached with screws or nails. If a condominium is a rental unit, make certain that tenants know the rules and regulations. Time and time again, new renters will move in and begin adding or hanging items without the permission of the owner or the HOA. This happens because they have not been properly instructed or educated about what is or isn't permitted according to the CC&Rs of Powder Wood. As the owner or managing agent for a condominium, it is an important part of any rental process. As a reminder, the most recent version of the Rules & Regulations is supposed to be posted in all rental units. A revision of the Rules & Regulations is currently underway, and the final version will be emailed to all owners.

The temperatures outside are getting lower by the day. It is very important that proper inspection and maintenance of the HVAC system in every condominium is performed. Air filters should be changed before Fall/Winter and vacuuming out that small furnace area also helps keep a filter cleaner. Many companies offer inexpensive inspections of the HVAC system this time of year. Always inspect underneath the water heater for leaks or rusting of its bottom. If your water heater does not already have a thermal cover on it, look into getting one at Home Depot or through Amazon. The savings from using a water heater covers the cost within a relatively short time. If the condominium is not occupied regularly during the colder months, it is imperative that the temperature to a minimum of 55 degrees. Frozen pipes create significant damage. Last year an owner failed to keep the gas on in a vacant rental unit and the pipes froze and broke and created thousands of dollars in damage to Common Area and neighboring units.

ATTENTION!!

If your condominium has a camera doorbell, did you obtain the proper approval to install it? Is it installed in the area that it is required to be? If not, please contact the Management Office so assistance can be provided to come into compliance.

Any change on the exterior of a building must have approval before installation, or replacement.

Vehicles should not extend over a sidewalk or into a driving lane. A sidewalk should be completely open, unobstructed for people to use.

An open, unobstructed sidewalk makes snow removal easier, too.

Powder Wood Contact Information

Mgmt Office: 435-649-3722
Text Only #: 435-220-5192
Email: powderwood@ccparkcity.com
After Hours Emergency Number:
435-640-3029

Summit County Sheriff
Non-Emergency 435-615-3600

Maintenance emergencies consist of flooding, or any Common Area maintenance issue that requires immediate attention. Leaks are NOT considered an emergency.

CALL 911 for a fire emergency

*Powder Wood at Landmark
6975 North 2200 West
Park City, Utah 84098
Office: 435-649-3722
Professionally managed by CC Realty, LLC*

Office Hours:
Mon, Tues, Thurs, Fri: 10am – 5:30pm
Wed. the office is closed
first Saturday of each month: 10 am – 5:30 pm

www.powderwood.net
email
powderwood@ccparkcity.com
text only number
435-220-5192

Regular inspections of any vacant unit should always be done at least every 2-3 weeks. Flush all toilets and run hot water from all sinks and tubs for several minutes each time it is inspected. Invest in water alarms and place them near the water heater, toilets, washer, under kitchen and bathroom sinks. There are wi-fi water alarms available that provide alerts on a phone that allows for quicker response than having to wait until a neighbor hears the water leak alert.

Along with temperature drops each season there is the potential of rodents getting into areas that we certainly do not want them in. Always keep a storage unit clean and items should be stored in plastic bins or containers. Avoid storing any kind of food item (including pet food) inside a storage unit. Make sure a storage door closes properly and is locked and a key is provided to the HOA. There is NO SMOKING permitted in the storage areas or within 25 feet of a building. Access to the storage area is controlled. A key is required to enter, and it is for the benefit of everyone in the building to have it closed and locked.

Last month, one of the owners brought photos into the Management Office of the inside of their condominium. It was empty down to the studs. The owner asked if the HOA would inform other owners about what had caused the incident. Damage was caused by an upper-level unit whose occupants were on vacation had a kitchen/garbage disposal drain clog that leaked for a week or more into a lower unit that was vacant. The plumber that assisted made it very clear to the owner about what had caused the clog and horrific back-up. Thousands upon thousands of dollars in damage occurred in both condominium homes from people putting food, grease, oil, and waste down the kitchen sink drain or into the garbage disposal instead of scraping it off into a garbage container and a clog was created. Now a unit is empty down to the studs while fans are drying everything out before it can be re-modeled. The second unit was empty for over a month while it was repaired. This was a completely avoidable event that caused significant damage to two units and insurance claims.

Remember- pipes do not clog themselves. People clog pipes. People can also keep pipes clear to prevent clogs and back-ups. It takes very little effort, but it takes educating people about the importance of doing it. Anytime a new tenant moves in, or new guests arrive, there should be some reference to keeping the pipes clear. Place signs that say, "please scrape off any food into the garbage can, and do not dispose of it in the sink." Make laminated cards with simple pictures – you can find them on-line, tape them to the inside of the cupboard, or clip them onto the fridge. Another simple way to keep drains clog free is to have a hair catcher in the bathroom sinks and, on the tub, and use drain enzymes on a regular basis in accordance with the manufacturer's instructions.

Trick or treaters can visit participating merchants on Main Street between 3 pm – 6 pm on Halloween, Friday, October 31st. The Howl-o-ween dog parade begins at 5 pm. So, plan the costumes for you and your dog and join the fun on Halloween.

There are several other fun Halloween activities to enjoy. Here are a few:

- Park City Ghost Tours – a 75-minute walk through historic Park City. Tours leave nightly from Miner's Park, parkcityghosttours.com.
- Sleepy Hollow Wagon Rides at Homestead Resorts
- Ride the Pumpkin Train! The annual pumpkin train on the Heber Creeper. HeberValleyRR.org.
- Haunted Forest at Park City Gardens, ParkCityNursery.com.

Visit www.visitparkcity.com for other fun Halloween events.

Have a Spooktacular Halloween!

Thanks for all you do~ PWHOA

Power Wood
at Landmark
Condominium Association

2025 Meeting Schedule

Annual Meeting
October 16th

December 18th

*Meetings will continue to
be held virtually.
Meetings begin at 6:00 pm*

*WebEx Invitations will be
sent a few days prior to the
meeting date.*

Management Committee

Joel Moskal
President

Stanley Goldschmidt
Secretary/Treasurer

Sean Hackett
Member

*Powder Wood is animal
friendly community, but
animal owners must
follow the Animal Rules
& Regulations.*

*Dogs must be on a leash
when outside a unit.*

*Be courteous - pick up
their waste immediately.*

*Animal waste stations
are located throughout
the community.*

*Did you realize that a
low-flush toilet can save
as much as 18,000
gallons of water per
year? If you need to
replace your toilet,
please consider a low-
flushing one.*

Powder Wood at Landmark
6975 North 2200 West
Park City, Utah 84098
Office: 435-649-3722
Professionally managed by CC Realty, LLC

Office Hours:
Mon, Tues, Thurs, Fri: 10am – 5:30pm
Wed. the office is closed
first Saturday of each month: 10 am – 5:30 pm

www.powderwood.net
email
powderwood@ccparkcity.com
text only number
435-220-5192