



## Powder Wood Community New

October was a busy month at Powder Wood. The asphalt work and crack-sealing was completed last month. The on-site staff went around to all the carports and sealed cracks to prevent dripping onto vehicles. Repairs to some carports were also completed in October. The clubhouse had new windows installed, and additional last-minute repairs to some potholes was done. November will be a time for snow and winter preparation throughout the community. Ice melt buckets will be placed at lower-level building entryways, shovels will be set out for use as needed, and winter snow poles will be set up along curbs and entrances.

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On October 23, 2025, the 2025 Annual Meeting-Reconvened was held. The candidate that was elected for the Management Committee Member position was Joel Moskal with 80.4% of the votes. Joel will continue his role as the President of the Powder Wood HOA. 2024 was a very good year financially for Powder Wood as expenses were lower than projected and income was higher than projected. The Reserve Fund at year-end was higher than at any time over the past several years and funded painting three (3) buildings in 2025 with six (6) buildings completed to date, asphalt repairs, masonry repairs, and the landing carpet replacement project was completed in 2025.

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**Know Before You Roll.** E-bikes are only permitted on the paved driving lanes. E-bikes are not permitted on sidewalks or landscaped areas.

## ..... GET WATER LEAK ALARMS!

The simplest way to protect a condo from extensive water damage is to put water leak alarms in place. Water leak alarms are inexpensive and easy to put in place. A leak alarm should be under any sink, near the water heater, and toilet(s). Water leak alarms with low battery alerts are best. A water leak alarm with a dead battery is useless.

Earlier this year there were two separate water events that caused significant damage. If water leak alarms had been in place the amount of damage would have been reduced.

If a unit is a nightly rental the need for water leak alarms is paramount. Units that do not have people going in every day must have a water leak alarm in place to avoid the risk of water damage.

**KEEP the heat on  
no lower than 58  
degrees!**

**Frozen pipes create  
thousands of dollars in  
damages.**

**Make certain the gas  
is on and the heater is  
on.**

## **Winter is on the way!**

**No idling!  
Summit County Idling  
Ordinance allows idling for a  
maximum of 1 minute.**

**Watch your step!  
Sidewalks, stairs, and driving  
lanes may be slippery.**

## **Powder Wood Contact Information**

Mgmt Office: 435-649-3722  
Text Only #: 435-220-5192  
Email: [powderwood@ccparkcity.com](mailto: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](http://www.powderwood.net)  
email  
[powderwood@ccparkcity.com](mailto:powderwood@ccparkcity.com)  
text only number  
435-220-5192

An Owner's involvement and assistance with making sure that new tenants/guests are given a copy of the community Rules & Regulations prevents violations. On a regular basis, time is spent tagging vehicles that are not permitted to be parked on-site, sending violations for personal items in breezeways/landings, items being attached to the exterior of a building, animal violations. Owners providing a copy of Rules and Regulations to tenant/guests would eliminate most of those violations.

**There is a size limit for vehicles**, must not exceed  $\frac{3}{4}$  ton, seven (7) feet in height, and eighteen (18) feet in length. If it will not fit underneath a carport without impeding on the stalls next to it, it is most likely too large and not permitted. If it goes over the sidewalk or sticks out into the driving lane, it is probably not permitted. Please provide the Rules and Regulations to nightly guests or long-term renters. What vehicles do they own, and how many do they have? Each unit has one designated parking space that does not require a parking permit/decal. A parking permit may be issued for a second vehicle to park in an open, unassigned parking space. With winter on its way, vehicles that impede snow removal are likely to be towed. Vehicles must move every 72 hours if parked outside of a carport. Vehicles cannot park over the sidewalks or extend into the driving lanes, as snow blowers and shovels need to have an unobstructed path to clear the snow. If a vehicle is not pulled into a carport far enough, and it is sticking out into the driving lane, a snowplow cannot clear snow for the entire carport row, and this can cause other problems.

Another repeated violation that the HOA must keep up with is when new people move into a condominium home and begin hanging up items around the outside that are not permitted. If a copy of the Rules & Regulations is given to all tenants/guests, as is required, there would be fewer rule violations needing to be addressed. Bird feeders, wind-chimes, planter pots, and patio lights are not permitted to be hung on patios, except for **approved** bistro lights. Owners must submit a Variance Request prior to a tenant/guest putting up bistro lights. Last but certainly not least: camera doorbells and/or key/lockboxes. Tenants **MUST** be told that a camera doorbell cannot be installed without approval from the HOA. Camera doorbells cannot have a view into a patio/balcony or inside a unit through a window or door. Please be proactive and not reactive with Rules and Regulations enforcement with tenants/guests. Provide the up-to-date Rules & Regulations to prevent violations. Tenants/guests should be informed that **NOTHING** can be installed, hung, or placed outside of the walls of the condominium.

All condominium units that permit an animal, one (1) dog or two (2) cats are required to register this information with the HOA. If guests/tenants are found to have an animal and it is not registered, the fine could be as much as \$500.00. It is much easier and less costly to simply pay the annual animal fee of \$35.00. The fees collected assist in providing animal waste stations and animal waste baggies throughout the community while walking their animals. Please be courteous and always pick up immediately after your animal. A dogs can't make an owner obey the rules, but they would probably want to~!

The management office cannot accept delivery of packages. Please use the unit address as the delivery address. Make certain tenants/guests are aware to have items delivered to the unit.

The management office will be closed Thursday, November 27, and Friday, November 28, 2025 in observance of the Thanksgiving holiday.

Power Wood  
at Landmark  
Condominium Association

2025  
Meeting Schedule

December 18<sup>th</sup>

*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

*For winter prepare your  
home, vehicle, and don't  
forget about your  
personal safety. Insulate  
by caulking around  
cracks, protect pipes, and  
stock up on food and  
water. Always check  
smoke detector and CO2  
batteries and have extra  
on hand. Check vehicle  
tires and have it  
inspected if possible.  
Always keep an  
emergency kit inside  
including warm blankets,  
a flashlight, first-aid kit,  
jumper cables and a  
small shovel. Always  
assume that surfaces are  
slick and wear good  
winter shoes or boots.*