



Powder Wood Community News

June is already upon us. This means that we're only six months away from Christmas again..... For now, the topic is summertime events; however.

During May the HOA had required annual inspections completed on the fire suppression system, the backflow preventers, and the fire extinguishers.

And if these three inspections in May aren't enough, there is also the annual pool and spa inspections conducted by Summit County Health Department. Every pool season there are added rules and or guidelines made by governmental entities before the pool can open. A Certified Pool Operator, or CPO, must either work on-site, or oversee the person that maintains the pool and spa. A CPO must obtain this certification by taking specific classes involving pools and spas, as well as the equipment and chemicals used in maintaining them. Balancing the chemicals in the pool and the spa can be very tricky when the temperature is high, and there are a lot of swimmers in and out of them each day. Especially on Mondays after the pool and spas are the busiest on the weekends.

During May, the motor to the spa went out. It required the spa to be closed for several days. This repair was over \$5,000.00. There are so many expenses in keeping the pool and spa operational, but funds are budgeted accordingly in the Powder Wood operating budget.

Window cleaning will be scheduled in July for non-reachable windows. Dryer vent cleaning will, also be scheduled for this summer or fall.

The 2026 Reserve Projects will begin soon and will include:

- Asphalt repair/replacement
- Dumpster gates/enclosures
- Carport repairs
- Dryer Vent Cleaning
- Exterior Light Fixtures
- Masonry Repair
- Painting 5, 6, and 7 Bldgs.

The onsite crew will be painting red curbs, working on stair railings, and will be doing some painting around the property along with the usual tasks.

HOA Reminders

- Monthly HOA payments are due on the 1st of each month and must be received on or before the last day of each month to avoid a late fee.
- All owners must carry a minimum of \$75,000 Coverage A/Building homeowner's insurance.
- All owners of rental units (30-days or more) must provide a copy of the lease with tenant contact

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
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

Summit County Sheriff
Non-Emergency 435-615-3600
Xfinity/Comcast- 855-307-4896
Enbridge Gas- 800-323-5517

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
Wednesdays the office is closed.
First Saturday of each month: 10am – 5:30pm

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

Every unit should have regular maintenance done on the plumbing lines. That includes monthly use of drain enzymes, regular flushing of the drains in the kitchen and bathroom with hot water. Garbage disposals should be removed. 99.9% of the clogs reported are caused by drain users clogging drain lines by putting too much food in a garbage disposal or flushing non-flushable things down the toilet. It is very important for each owner to have a plumber to contact in case of an emergency. Owners can use the vendor of their choice, but it is always a good idea to obtain referrals from other owners, or vet vendors on-line before selecting one, if possible. There are some plumbing items, such as hydro jetting, that do require pre-approval by the HOA due to the high cost. If there are questions about this, please be sure to contact the Management Office ahead of time.

Summertime is typically when most of the Powder Wood owners elect to do large ticket items inside of their condominiums. For example; replacing those 40-year-old windows, remodeling a room, changing the flooring, or maybe adding something new such as an A/C unit. Owners must be familiar with whatever guidelines may be in place before doing some of these projects. Remember: ANYTHING an owner wishes to add or change to an exterior of a building or condo must have HOA approval first. Absolutely nothing can be nailed or screwed into the side of a building. Owners own the sheetrock in. Anything that goes beyond the sheetrock is common area and there are rules about what can be done.

As the owner of the condominium, if you elect to rent out the unit, it is also your responsibility to inform any guests or tenants about these rules, also. Tenants will, and they do, move in and begin making it their own home- which is typically not a problem. However, when a tenant decides to hang green curtains, add a doorknocker, or doorbell camera, or hang a birdfeeder, maybe string some pretty lights inside of the patio..... it causes problems. Tenants MUST be informed about what they can and cannot do while renting a condominium. If not, the owner will ultimately end up with notices and or violations and possibly fines from the HOA. It then becomes the problem for the owner. Be pro-active and make sure that rules & regulations are given to every single tenant and or guest, along with additional information that may not be in writing but is just as important. Make certain renters know furniture, mattresses and other large household items cannot be disposed of in the dumpsters. Renters should be informed that no work can be done on vehicles in the parking lot.

Owners, or their Managing Agents, are responsible for handing their new guests or tenants the amenity fob, their keys, and their parking decal. Please do not send them into the HOA for these items, because they will only be told that the owner is responsible for those items to be provided. If an owner has a Managing Agent doing these things for them, those managers should be familiar with the HOA rules and regulations also.

Every summer there will most likely be an emergency or two inside of a storage area. It is imperative that the HOA has access to all storage units in order to accommodate the plumber or other vendor for an emergency repair. If an owner has not provided a key to their storage unit, please understand that if access is necessary, the door will be opened by contacting a locksmith, or drilling out the locks, whichever is the quickest. All costs associated with gaining access to a storage unit will be at the owner's expense. A storage unit is an owner's space but access to the Common Area for shared drain lines and the fire suppression system are in some storage units. The HOA assists many owners each year by having keys to both units and storage units in cases of an emergency.

As a reminder for all owners, the ONLY items permitted on a patio/balcony are patio furniture, a gas grill with a lid, and flowerpots, nothing else is permitted. Balcony and patio areas are not to be used for storage and may result in fines. No hanging of clothes or rugs at any time is permitted. Thank you for helping keep Powder Wood clutter free.

Here's to a great month of June at Powder Wood Condominium.

Power Wood
at Landmark
Condominium Association

2026
Meeting Schedule
June 18th
August 20th
October 15th Annual
Meeting
December 17th

*Meetings will continue to
be held virtually.*

Meetings begin at 6:00 pm

*Executive Sessions
immediately following the
General Session.*

*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

Remember

Keep the landing carpet
clean!

An owner is responsible to
keep the landing carpet at
the unit entry clean.

Put water leak alert alarms
under every sink, near the
washer, behind toilets, near
the water heater. Make sure
to get a water leak alarm
with a low battery indicator.

Enjoy summer!

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