



Powder Wood Community News

July is here. This means it is time to remind everyone that NO FIREWORKS are permitted. There is also a shortage of water this year, and those two items do not work well together. If anyone is seen using fireworks that leave the ground, please call the Summit County Sheriff's office. The number is at the bottom of this newsletter. You are also encouraged to notify the Management Office so that a Violation Notice can be served to the owner of the condominium that the police were called upon. The Governor of Utah has also decided to disallow fireworks this year, except at registered events.

During June the HOA had several lower-level units hydro-jetted. The need to hydro-jet some lines is a direct result of what is put in the drain lines. Garbage disposals should be removed as the most common cause of clogs is what is put in a garbage disposal. All food and grease/oil should be disposed of in the trash. If a unit is a rental, make certain rules on garbage disposal use are provided.

If an owner on a lower level is notified that a plumber is scheduled for the main line hydro-jetting on a certain date, it is required that entry into the unit be provided. The jetting is expensive, and it is coordinated ahead of time to give plenty of notice. If a key has not yet been provided to the HOA, someone must be at the unit to open the door for the plumbers. If a unit is scheduled for jetting but is not present to permit entry as was scheduled, the owner will be charged a no-show fee.

Also, in June there were some required items for the pool that needed to be purchased such as a replacement life-ring, and the long pole that is used for assisting a swimmer that needs help. The items had to be replaced because some people using the pool take them off of the fencing to use for themselves. There are signs posted that say "do not remove- for emergency use only" but there have been some instances where people are using the emergency pool equipment, and it is damaged.

Large inflatables are not permitted at the pool. No food is permitted and no glass is permitted. Be kind and respectful when at the pool, and it will be a great experience for everyone.

July will be a very busy month as vendors and contractors start the Reserve Fund projects around the community. Three buildings will be painted, work is scheduled on some carports, asphalt work will be done, masonry work on 1 Building will be scheduled. Notification emails will be provided to owners that will be affected by any planned work. It is important that if a unit is utilized as a rental, that the information is passed along to any guests or renters. The owner is responsible for making sure that renters are informed about projects. Cars could get towed if not moved when required, vendors could be working near the unit, and people should know ahead of time. Lots of painting will take place and communication is key in order to minimize any issues.

HOA Reminders

If a vendor will be doing work in a unit, or to complete an approved Variance Request- make sure that the vendor is aware that no debris or trash can be placed into the Powder Wood dumpsters.

Owners must ALWAYS have the gas and electricity in their names- even if the condo is a rental. A landlord agreement must be in place for rental units with Rocky Mountain Power and Enbridge Gas to ensure the utilities stay on between renters.

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

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During July the window exteriors on the buildings will be cleaned. Only the bedroom windows that are not accessible to clean by the owners will be cleaned by the window washers. The bedroom windows that are on the landings/breezeways are not included. Please keep those windows clean and in good repair as is expected. Broken or damaged windows need to be replaced, and it is not permitted to have broken window treatments that are visible from the exterior of the building. If blinds are broken and or have damaged slats, it is time to install new blinds.

Also in July, the HOA will have dryer vent ducts cleaned by an outside vendor. This is scheduled to take place on July 27th through the 29th. The HOA began budgeting for this service a couple of years ago to assist owners in making sure that the dryer vents are taken care of, and to reduce the risk of a fire that can start due to clogged dryer vent lines. Homes require preventative maintenance year around in order to keep them safe and presentable, and a condominium home is no different.

Owners- if you need to paint your front door, or window frames, contact the Management Office. Extra paint is ordered for owners to purchase at a very reasonable price. It is also here for the convenience of having it available to maintain the appearance. If you have: black or white window frames, a black or white screen door, or a front door that needs a touch-up, it sounds like paint is needed. Window frames must be brown- screen doors (many of which have been installed without the required Variance Request) must be brown. A recent inspection noted several screen doors that are not the correct color. Please correct this before receiving a violation notice being served. Another inspection will be done later in the year. If windows have been replaced without HOA approval and the outside frames are black or show white trim, the windows are not in compliance with window requirements which could result in having to replace windows with the approved color, which is bronze. Contact the management office regarding requesting A Variance Request to paint the unapproved window trim color to an approved color. Variance Requests are required for any replacements of exterior items. ANYTHING outside of the sheetrock of a condominium must follow the community CC&Rs to maintain consistent aesthetics in the community.

As a reminder: Children under the age of five (5) are not permitted in a spa or hot tub. Young children's bodies cannot regulate body temperature. Children under twelve (12) years of age cannot be in the hot tub without an adult present to monitor children's behavior. A spa/hot tub is not for playing or swimming. In addition, any person that wears a diaper is required by Utah law to wear a swimming diaper with plastic pants. No changing of diapers is permitted in the pool area.

During July, the exterior painting of buildings 5,6, and 7 will begin. As a reminder to all owners- if the patio or balcony fencing is in disrepair, it is the responsibility of the owner to maintain them. No leaning fences or patios in disrepair are permitted. If the exterior patio requires repairs, it may be possible for the contractor to assist with repairs while painting is in progress. Contact the Management Office if this may be of interest. Additional details will be provided with emails and notices when the vendor finalizes their schedule.

If everyone hung their clothes or towels over the balcony railing, think about what the community would look like. If everyone set their trash outside, there would be rodents and messes all over. The condominiums are each part of a community as a whole. Maintaining the outside aesthetics is very important not only to the owner, but to many others at the same time. HOA policies are in place to try and maintain uniformity that is a benefit to all owners in any condominium community. Please follow the community rules and regulations. All tenants, visitors and guests should have access to the Powder Wood community rules and regulations. Any unit that is utilized as a rental is required to have a copy posted in a place where they are readily available for reading within every rental unit at Powder Wood.

The Management Office will be closed on Saturday, July 4th in observance of Independence Day. Have a wonderful holiday weekend. Thank you- PWHOA

Power Wood
at Landmark
Condominium Association

2026
Meeting Schedule
August 20th
December 17th

Annual Meeting
October 15th

*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

Keep the lawns clean and be a
good neighbor. Pick up
immediately after YOUR pet.
It's the Law!

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.
Every month- somebody learns
the hard way.....

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