



Powder Wood Community News

Hello Powder Wood Owners! 2026 is already more than half over. July flew by even faster than June did..... Before we know it, summer will be over with and the topic of snow will be printed again.

During July the HOA had the exterior windows (that are not reachable) on all 13 buildings washed. Hopefully this inspires owners to wash the windows that can be easily reached. Also, during the month, the dryer vents cleaned on all 13 buildings in order to keep them cleared free of debris and becoming a fire hazard. This service will be budgeted every other year. Safety is always a priority. 12 stair stringers have been completed this year. Thank you for cooperation during the installation process.

August will be a busy month with contractors on-site completing other projects. Notices will be sent to owners that will be impacted by scheduled work. The pool fence will be replaced after the pool season has ended, to not interrupt the limited swimming months. What a fabulous improvement this will be!

Late summer or early fall the exterior lighting on the buildings will be replaced. This will also include changing the patio/balcony light fixtures. It is not permitted for owners to replace the patio lights with different styles or finishes. The cost of the patio lights will be added to the HOA accounts for each owner to pay individually. It is important to retain conformity, and those lights must also be replaced to match the other exterior lights.

During the summer many owners are completing projects that are not typically done in winter months. One of these projects is plumbing. If a plumber is scheduled to go to a condominium for anything that requires the water to be shut off temporarily, PLEASE notify the HOA as soon as possible for notices to be sent by email and delivered to each unit. It is very inconvenient, and sometimes, not possible, for the HOA to assist with unscheduled water shut offs. Residents in the condominiums need to be provided at least a 24-hour notice that the water will be turned off. If a person is in the shower getting ready for work and the water gets shut off, think of what an issue that could cause. The HOA reminds owners on a regular basis that the main shut off valves inside every condominium needs to be replaced, and unless the owner has an individual shut off for the water line, it will require the main line to be turned off for the plumber to complete the job. By now, most owners should have replaced their shut off valves. The valves will become rusted and begin to leak and will not operate to shut the water off. It's a good idea to replace all the shut-off valves, the shut offs under each sink and the toilet(s).

HOA Reminders

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

It is highly suggested that when it is time to replace shut off valves inside of a condominium home, a main shut off valve is also installed by the plumber. Any plumber will know what this is. This individual valve will make it unnecessary for an owner to have the main water line shut down to the entire building, and a shut off valve in a unit is helpful in the event of a water event, like a flood. Water gets turned off very quickly and ultimately reduces potential damage to the unit. The expense of adding this feature when other plumbing items are being completed is minimal for the convenience and peace of mind that comes with having it.

Whenever water and flooding are mentioned, the words "Water Leak Alarms" should also be mentioned. Every unit has the potential to have a water event at some point or time, from one source or another. Install water leak alarms!!!! It is very inexpensive for what they can prevent. Every single month the HOA is made aware of leaking water heaters, leaking valves, leaking appliances, leaking plumbing and more that a water leak alarm could mitigate damage on. Don't wait to have a water incident and learn the hard way! Remember, water intrusions are the insurance industry's most common claims.

Owners- amenity fobs and parking permits both cost \$75.00 if lost or not returned by a tenant or guest. It is the owner's responsibility, or managing agents to ensure a tenant or guest is issued an amenity fob and parking permit.

There are restrictions on the size of permitted vehicles. No oversized motor vehicle or trailer exceeding 7 feet in height measured from the ground or 18 feet in length is permitted. Sprinter Vans, RV's and some of the larger trucks are too large to fit underneath the carports. If this is the case, the vehicle is subject to being towed without notice. A Variance Request may be submitted to request approval to park an oversized vehicle on the property. If approved, the designated location to park will be provided. Oversized vehicles are an eyesore and restrict driving and parking of other vehicles.

Essential Condominium Ownership Requirements- The CC&R's (Covenants, Conditions and Restrictions) is one of the legal documents that outlines the rules for condominium unit owners. This is the document that defines the acceptable use of the condominium home. It also describes what is considered a "common area" and what is not. An HOA manages the development and decides and directs necessary repairs and maintenance of the common areas along with determining the annual fees required to maintain the community. Unit owners pay monthly fees for shared utilities, common area costs, and maintenance reserve funds, and many monthly fees include the insurance paid by the property. Owning a condominium has benefits such as use of the communities' amenities and earning equity in the condominium home rather than renting.

Remember, a monthly enzyme drain treatment helps keep the drains clear and flowing. One of the best ways to keep drains clear is to remove the garbage disposal. Improper garbage disposal use creates most clogged drains at Powder Wood. If a unit is a rental, make certain the renters know food waste should be placed in the trash can. A garbage disposal is for use on the small amount that must be rinsed from dishes before placing in a dishwasher. All oil and grease should be put in the trash can. If a garbage disposal fails it cannot be replaced.

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

HOUSEHOLD TRASH ONLY

That is what is permitted to be thrown away into the Powder Wood dumpsters. NOT old furniture or appliances, bikes, construction materials, etc.

ABSOLUTELY NO WORK IS PERMITTED IN A BREEZEWAY

If an owner is planning on work being performed inside of the condo, vendors, contractors, workers cannot set up any equipment or supplies in the common areas. All work must be done off-site or in the unit.

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