

HOMEOWNER’S ASSOCIATION

PARK CITY, UTAH

NEWSLETTER

SPRING 2020

This is the 46th edition of the Bear Hollow Village Homeowner’s Association Newsletter brought to you by your Board of Trustees. This Newsletter will provide you with an update on things happening in our community and other information.

The entire country, in fact the entire world, is working their way thru the corona virus pandemic and Bear Hollow Village is no exception. Your Trustees want to take a moment to check in on you, your family and loved ones, to make sure you are safe and staying healthy in these difficult times. If there is some way we can help you please reach out.

**CLUBHOUSE – HOT TUB - POOL**

The Summit County Health Department has ordered all community gathering places, hot tubs.

gyms, and pools closed until further notice due to the corona virus pandemic. Our Clubhouse has been closed since March 14 accordingly.

During this down time we have had the entire Clubhouse interior deep cleaned and sanitized, especially the gym equipment. In addition, we have installed an air purification system as an attachment to the building HVAC systems. Two units were installed. They will remove airborne and surface contaminants and pollutants including microbes, viruses, bacteria, allergens, dust, mold and smoke contaminants.

We have reconfigured the lockers in the men’s and ladies’ rooms, repaired the tile work and wall surfaces as needed, and put some new poster art on the walls to clean up and enhance the

appearance of each room.

The pool is scheduled to open in mid-May and our pool service technicians will get everything ready for your enjoyment, but the actual opening of the pool and Clubhouse will occur only when the Health Department lifts their Order and allows the premises to again operate as usual.

We will keep everyone posted on when the Clubhouse will be open.

**PRIVATE ROADS REPAIR & REPAVING PROJECT**

Summit County recently completed a resurfacing of Bobsled Blvd. and Oslo Lane, both County roads. We are following their lead and have contracted with Big Red Paving Company to have all our private roads repaired or repaved as necessary. All our private roads were thoroughly inspected and the below information represents the work deemed necessary as the result of the inspection and evaluation of the current roadway conditions.

**The project will be done in 2 phases - Phase 1 will start on MONDAY MAY 4TH** and will probably take 2-3 days to complete. In Phase 1 the following roadways will have 1 ½ inches

(approx.) of the existing asphalt surface removed and new asphalt will be installed.

**PHASE 1**

**RE-MILLING AND RESURFACING OF ALL ROADWAY ON -**

BIATHLON LOOP

CROSS COUNTRY WAY

LILLEHAMMER LANE

NOTE - the parking spaces along Lillehammer and in the parking lot area

will also be re-striped when the paving work is completed

LUGE LANE - FROM BOBSLED BLVD TO CURLING COURT

SLALOM WAY

CONNECTOR ROAD FROM FREESTYLE WAY TO LUGE LANE

OFFICE / CLUBHOUSE PARKING LOT AREA

**No Vehicles can be parked anywhere on these roads at any time during the repaving work.**

The HOA and our contractor will post signs on the roads to indicate this temporary restriction before work starts. You will be able to drive on the roads while work is in progress and the contractors will take all necessary precautions to limit any inconvenience to you. Please limit your driving and do not interfere with the machinery when work is in progress. You will also be able to drive on the newly paved roads almost immediately after completion.

**Phase 2 work will commence at the end of May / early June contingent on the weather.**

Phase 2 work will involve a bit more inconvenience to you since it involves sealcoating and slurry seal applications to the roads, which means you cannot drive on roads that have been sealed for at least 24 hours.

Here is an overview of the work to be performed to our other roads in Phase 2.

**PHASE 2**

COVE CANYON DRIVE

325 sq. ft. of road to be repaired

CURLING COURT

1745 sq. ft. of road will be re-milled and resurfaced – entire road will then

be crack sealed and sealcoated. The concrete drainage swale by the road

entry will also be repaired.

FREESTYLE WAY

 230 sq.ft. of road will be re-milled and resurfaced.

 Entire road will then be crack sealed and sealcoated.

GRIZZLY WAY

KODIAK WAY

POLAR WAY

A total of 2,425 sq. ft. of road will be re-milled and resurfaced.

 All remaining roadway will then be crack sealed and sealcoated.

LUGE LANE – FROM CURLING COURT INTERSECTION TO DEAD END

Roadway to be crack sealed and sealcoated.

UPPER LUGE LANE

A total of 350 sq.ft. of road will be re-milled and resurfaced.

Entire road will then be crack sealed and sealcoated

MAIL KIOSK TURN AROUND

 75 sq.ft. of road will be re-milled and resurfaced.

Roadway will then be crack sealed and sealcoated.

PARKING SPACE AREAS BY CLUBHOUSE OFF LILLEHAMMER LANE

will be crack sealed and sealcoated.

**No Vehicles can be parked anywhere on these roads at any time during the repaving work.**

The HOA and our contractor will post signs on these roads to indicate the temporary restrictions that will be needed before work starts.

**You will NOT be able to drive on these roads while work is in progress**

**and for at least 24 hours after the sealcoating is applied.**

The contractors will take all necessary precautions to limit any inconvenience to you. Please limit your driving and do not interfere with the machinery when work is in progress.

Please begin planning now for where you will park your vehicle(s) during the Phase 2 work if you will need access to it. All normal parking rules in the community will be SUSPENDED

while the repaving and sealcoating work is in progress.

Properties with their driveways impacted by Phase 2 work as noted above should use Bobsled Blvd - Oslo Lane - Lillehammer Lane - lower portion of Luge Lane as alternate parking areas.

**Please make sure that your CHILDREN and PETS stay off the sealcoated roadways until they are dry (at least 24 hours after application).**

The HOA will provide you with more information on specific dates of Phase 2 work and parking restrictions as the work start date is finalized and draws nearer.

**If you have RENTERS in your property please forward this information to them.**

**Funding for the repaving project will come from the HOA Reserve Savings Account - there will be NO Special Assessment or dues increase to pay for the work.**

**IRRIGATION SYSTEM TURN ON**

It is time to turn on the valve inside your home that controls your part of the irrigation system.

It is requested that you turn the valve on no later than May 4th. All Owners that have an irrigation valve inside their home have received a separate Notice from the HOA with more instructions and information. If you did not get a Notice – you do not have a valve.

NOTE - when the repaving work is in progress please DO NOT turn on your sprinklers

(single family home owners).

**RECYCLING - TRASH COLLECTION**

Household trash collection services are provided by Republic Services. Trash and recycling services are provided by the County and paid for as part of your property tax. The County has provided all properties / owners with a trash container. Only trash put in the container is picked up on our regularly scheduled collection day - Tuesday weekly. Trash placed outside the container will not be picked up.

Summit County also provides curbside recycling for our community and a specific recycling container is also provided. You must NOT co-mingle trash with recyclables, it will not be picked up and creates a nuisance / mess in the community. All owners / residents are asked to familiarize themselves with trash and recycling rules and follow the guidelines established.

**If you have RENTERS in your property or use a RENTAL MANAGEMENT COMPANY to manage your property, please ensure this information is provided to them.**

**HOA DESIGN REVIEW COMMITTEE**

Please be reminded that anything that will change the exterior of your property must be submitted to and reviewed / approved by the HOA Design Review Committee (DRC) as a first step. Send information describing the proposed project to any of your Trustees for processing by the DRC.

**PROPERTY MAINTENANCE - UNSIGHTLINESS**

Please be reminded that the community rules, the CCRs, require all Owners to maintain the exterior of their property to reasonable / acceptable standards. Now would be a good time to check your property exterior areas and schedule or perform any painting or repair work that is necessary. Please check your decks / stairways / logs / beams / door entry ways for cleaning and refinishing work. Your cooperation is most appreciated.

**REVISED PET POLICY**

We have revised the Pet Policy. Please take a moment to review the Policy which is included with this Newsletter.

Please enjoy our amazing community and its amenities. Spring and Summer seasons are upon us, and hopefully soon we will be able to go outside and enjoy the great outdoors unrestricted. Until then please practice social distancing as recommended. Your HOA Board of Trustees!

 GREG JODY HOWIE SUSAN DOUG

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PLEASE VISIT OUR WEBSITE

[WWW.BHVHOA.COM](http://www.bhvhoa.com/)

FOR COMMUNITY INFORMATION AND ANNOUNCEMENTS



HOMEOWNER’S ASSOCIATION

PARK CITY, UTAH

POLICY STATEMENT

DOGS / CATS - PET POLICY

**PURPOSE:**

This Policy Statement will outline the guidelines established for the presence of dogs and cats as domestic pets of Owners or Tenants within Bear Hollow Village.

**AUTHORITY:**

In accordance with Article 4.1.m of the Second Amended Restated and Confirmatory Declaration of Protective Covenants, Conditions, and Restrictions for Bear Hollow Village (CCR’s) the Board of Trustees for the Homeowners Association is empowered to promulgate Rules & Regulations for the regulation of pets in the community and to initiate enforcement actions for violations of the CCR’s and the Pet Policy.

RULES & REGULATIONS

1. Unit Owners or long term Tenants may keep a maximum of 2 dogs or 2 cats, or 1 dog

 and 1 cat, as domestic pets within their Unit. No other type of animal as a pet is

 permitted within Bear Hollow Village as a domestic pet or otherwise without the

 specific approval of the Board of Trustees. This restriction on the number of pets

 permitted does not apply to small birds usually kept in cages and tropical fish usually

 kept in tanks exclusively inside an owners unit.

2. All domestic pets maintained by Owners or long term Tenants must at all time be in

 compliance with all Summit County Ordinances, rules and/or regulations in effect

 regarding dogs or cats or other pets as allowed herein.

3. All dogs maintained by Owners or long term renters in Bear Hollow Village must be

 annually licensed by Summit County, Utah. Owners are required to provide each dog

 with an appropriate collar or harness to which the license tag must be affixed and

 constantly worn while the dog is outside the premises of the Owner.

4. No dogs or cats are permitted to run at large or outside the custody or control of the

 owner or person having custody and control of the pet. All domestic pets must be on a

 leash or have an electronic collar. If an electronic collar is being used the person

 having custody of the animal must maintain sight and voice control over the animal at

 all times and have a leash with them at all times. A pet wearing an electronic collar

 that is not responsive to commands from the person in control of the animal, or is

 jumping on or menacing other dogs or people or acting in an inappropriate manner

 will be considered off leash and subject to penalties as outlined in this Policy.

5. Owners or persons having custody and control of a domestic pet must clean up all

 pet droppings immediately after they are made by the pet and deposit them in an

 appropriate trash receptacle, as provided by the Homeowners Association or the

 specific Owners trash receptacle, together with any materials used to pick up the

 droppings.

6. No domestic dogs or cats are permitted to disturb the peace and quiet of the

 neighborhood / community by barking or howling for an extended period of time.

7. No pets are permitted to be left unattended or confined in a vehicle without adequate

 ventilation or foe an unusual length of time while said vehicle is parked in any

 common area of Bear Hollow Village. An unusual length of time is defined as more

 than 15 minutes.

8. No pet can be tied or chained to any common area facility under any circumstances or

 for any period of time while in Bear Hollow Village.

9. Short term tenants / nightly renters are not permitted to keep dogs or cats in rented

 units at any time. A short term tenant is defined as a tenant renting a unit for less than

 30 days.

10. A long term tenant is defined as a tenant renting a unit for 30 consecutive days or

 longer.

ENFORCEMENT

All enforcement actions for violations of the Pet Policy and / or CCR’s will be enforceable by the Homeowner’s Association against the Unit Owner

responsible for the pet; the pet’s owner, or against the Owner with regards to a long term tenant pet violation.

 An owner or person having custody and/or control of a domestic pet observed or otherwise documented to be in violation of any of the enumerated Rules & Regulations of the herein described Pet Policy as a **FIRST OFFENSE** will result in the Owner being fined $100.00and have owner privileges suspended for 30 days by the Board of Trustees. Owners in violation of the Pet Policy will receive a written Noticeidentifying and describing the specific violation cited.

An owner or person having custody and/or control of a domestic pet observed or otherwise documentedto commit a **SECOND OFFENSE** of any of the enumerated Rules & Regulations of the herein described Pet Policy will result in the Owner beingfined $250.00and have owner privileges suspended for 60days by the Board of Trustees. Owners in violation of the Pet Policy will receive a written Notice identifying and describing the specific violation cited.

An owner or person having custody and/or control of a domestic pet observed or otherwise documented to commit a **THIRD OFFENSE** of any of the enumerated Rules & Regulations of the herein described Pet Policy will result in the Owner receiving a Third and Final Notice of Violation from the Board of Trustees identifying and describing the specific violation cited and declaring the pet to be considered a nuisance and declaring it must be removed from the community immediately. A fine of $500.00 and a suspension of owner privileges for 90 days will also be imposed on the Owner.

An Owner who refuses to remove a pet declared a nuisance from the community will be subject to a fine of $50.00 per day for each day or part thereof that the nuisance pet is not removed from the community, commencing on the date of the Notice declaring a Nuisance Pet, and further legal actions by the Homeowners Association as the Board of Trustees deem appropriate, and suspension of all other Owner privileges until such time as the nuisance pet is removed from the community.

An Owner who permits a short term tenant / nightly renter to have pets in their Unit, in violation of the Pet Policy, will be fined $500.00 by the Board of Trustees, be ordered to immediately have the tenants remove the pet from the community, and the owners HOA privileges will be suspended for 180 days commencing on the date of the removal order.

Any violation of the Pets Policy involving a dog biting another dog or a person will result in fines being DOUBLED against the Owner for the violation.

The Board of Trustees also reserve the right to modify / increase / decrease / suspend any fines or other penalties enumerated in this Policy, in their sole discretion, as specific circumstances of an event may require.

All monetary fines assessed against an Owner for violations of the Pet Policy are

deemed to be payable in full when recorded to their accounts and billed to the owner.

This Pet Policy shall become effective MAY 15th, 2006.

Revised/ revisions effective April 20, 2020.