



November 2021 | Grand Summit Resort Owner Update

PRESIDENT'S REPORT

Dear Fellow Owners,

Like the swallows returning to Capistrano, once Guardsman Pass is closed for the season, we know that the ski season is upon us. PCMR will open on November 19, and we encourage you to familiarize yourself with **this season's on mountain guidelines**; there is also a link in the Vail Resorts Updates section. According to Vail's presentation at the most recent Quarterly HOA meeting, it will be a great revenue year for owners. If you intend to visit, book early.

I am happy to report that things are going well at the Grand Summit. Our maintenance team, led by Mark Hoagland, continues to keep our physical plant in top condition. Stephen Polvere and Jody Anagnos, our in-house management team, tirelessly address everything related to operating our HOA. Jodi Hsieh, Paola Monje and the Vail team are doing an outstanding job ensuring the guest and owner visits are seamless. The bottom line, when teams collaborate and work as one, everyone benefits.



I encourage you to visit our website, GOWNER.COM, or our OFFICIAL FACEBOOK PAGE **Grand Summit Resort & Hotel at Park City Mountain** to follow what is going on at the Grand Summit.

Below is a quick survey to help us determine owners' willingness to donate their unit for evacuated local families or emergency personnel in need of a place to stay in situations such as the Parley's Fire this past summer.

If you vote "yes" to donate your unit, please follow up with an email to Jody at janagnos@allseasonshoa.com to let her know of your intent.

I hope that you will be able to visit this winter to see first-hand the work being done to keep the Grand Summit relevant and competitive as new hotels open in the Canyons Village. On behalf of the Board, we wish you a happy, family-filled Thanksgiving and end-of-year

holidays.

Best regards,

Jeff Bauml, *Grand Summit HOA President*
Park City, Utah

This past August, the Parley Fire broke out in Lambs and Parley's Canyon which forced many families in the Summit Park, Timberline and Pinebrook neighborhoods to evacuate per a 'Declaration of Local Emergency' issued by Summit County. At the same time, over 200 fire personnel from all over came to Park City to fight this fire. A number of Grand Summit owners, donated their units for evacuated families and fire fighters during this emergency. Please see the survey below. If you are interested in adding your name and unit to the list of units that are available in this type of declared emergency, please contact Jody Anagnos at janagnos@allseasonshoa.com.

Would you like to donate your unit when there is an emergency in Park City?

Yes

Select

No

Select

Quarterly HOA Board Meeting Update

The Quarterly Board Meeting was held on Saturday, October 16, 2021.

The Board memorialized, its mid-Quarter unanimous decision to hire local Grand Summit unit owner, and licensed Claims Adjuster, Garry Vargo to act as the Owner Representative for the pool house construction project. He will report to the Board. The Board and Mr. Vargo gave an update on the pool house construction. The estimated completion date is February 2022.

Stephen Polvere, HOA General Manager, provided updates on several projects that are underway to enhance the property: new bike racks are being installed in the front and back entrances, additional lighting will be installed in the Porte cochere to provide better lighting for our guests, mattress and pillow replacement will start in November, placement of desks, chairs and lamps in King Deluxe rooms, closet organizers are being installed in ADA rooms that lack storage because of the ADA layout, media ports that will allow Bluetooth, streaming and HDMI connections are being installed in all units and should be completed before the start of ski season. Stephen also confirmed that we will continue to have the NFL Sunday ticket this season. The NFL Sunday ticket can be found on channels 705 - 719 and will only be available during football season.



The Board discussed potential projects for the next season: replace hot tubs, BBQ grill along the side of the new pool house, revolving doors for the lobby and the addition of a stationary bike for the gym.

Mike Howe gave an excellent overview of our financial status; for the first five months of our fiscal year we are operating very close to budget.

Next Quarterly HOA Board Meeting

Saturday, January 8, 2022, at 1:00 PM MST (open to all owners)

This meeting is scheduled to take place as a teleconference meeting on Zoom but we are working hard to make this an in-person meeting.

Slides From the October Board Meeting Presentation

2016

2021

GRAND SUMMIT
A ROCK RESORT

Comparison of sales before & after renovation

STUDIO - \$56,000 (2016)/\$105,000 (2021)
1 BEDROOM/2 BATH - \$76,000 (2016)/\$160,000 (2021)
2 BEDROOM/2 BATH \$135,000 (2016)/\$199,000 (2021)
2 BEDROOM/3 BATH - \$135,000 (2016)/\$265,000 (2021)

Grand Summit Delinquent Owners

- As of October 15, 2021, there is one owner account 91+ days past due on owner dues.
- AR balance as of October 15, 2021 is ~\$50k versus two years ago ~\$275k



Section | 1

Grand Summit Resort Hotel Updates

COVID-19 Summit County

For the latest COVID-19 Vaccination Update, [click here](#).

As of October 31, 2021:

Ninety-seven percent of people living in Summit County who are eligible to receive the vaccine have received at least one dose

Eighty-five percent of people living in Summit County who are eligible to receive the vaccine have received their vaccine series.

Summit County Health Department is reporting that the Current Transmission Level is **HIGH** based on three measures: 7 day average percent positive test over the past 7 days; the rate of Covid cases per 100,000 population over the past 14 days; and the percent of statement hospital ICU utilization.

Vail Housekeeping Reminder

- Daily housekeeping service has returned for all guests to the Grand Summit.
- Additionally, owners and guests of owners, may notify the front desk upon check-in which services they would like to have, at the applicable cost.

CVMA Updates

[Canyons Village Map »](#)

[Canyons Village Directory »](#)

[Canyons Village Connect »](#)

Marketing + Events

- Canyons Village Summer Concert Series, 3rd of July Celebration, and Park City Wine Festival delivered over 38,000 guests to Canyons Village this summer
- Park City Mountain Opening Day: Friday, November 19
- Please note Vail Resorts' winter **indoor safety protocols**
- CVMA is working to finalize winter event plans with Park City Mountain in the coming weeks:
 - Holiday Tree Lighting Ceremony + Fireworks will be on Friday, November 26
- Smartwool retail store in the Sundial commercial space has been replaced with Rocket Fizz, a candy and soda shop.

Transportation

- **Canyons Village Connect** will again be open during the winter operating dates of the resort (Friday, November 19, 2021 – Sunday, April 17, 2022)
- **High Valley Transit** will continue to operate in Canyons Village, and their winter shuttle circulator will go from a 15-minute loop to 7.5-minutes
- **Ride On Park City** will again be in operation for employees and will continue to offer a reward system for ridership

Finance Report

Owner Locker Payment Schedule

As of May 1, 2021 the locker billing will be divided into four equal payments and billed along with the HOA quarterly dues. Locker fees are \$150/year.

HOA Dues: Payment Options

Please take advantage of the automatic payment feature in the HOA owner portal. To access the portal and set up the automatic payment feature:

Visit <https://allseasonsresortlodging.managebuilding.com/Resident/apps/portal/login>

Once you are logged into your owner account, you will have the ability to set up your automatic monthly payments. There are two methods of payment to choose from.

1. **Payment through electronic check** (echeck) which there is no additional fee added.
2. **Payment by credit card** which has a 3% transaction fee associated with it.

If you have not set up an account on the HOA owner portal yet, please contact our HOA Owner Liaison Jody Anagnos at janagnos@allseasonshoa.com for help setting up your account.

American Express Credit Cards Now Accepted

All Seasons HOA Management is now accepting American Express credit cards for your HOA dues. Please contact Kathy Shappart at kshappart@allseasonshoa.com to set up your American Express card for payments.

Instructions for paying your HOA Quarterly dues with American Express

1. Visit the [Grand Summit Converge Pay website](#) »
2. Enter amount and unit number and quarter share
3. Click on checkout and required information
4. Submit payment

Vail Resorts Update

We are so excited to have a bustling winter, and can't wait to welcome so many of you back to the Grand Summit! We have already sold out for a variety of holiday dates, so please double check your plans and if you are not coming we would love the opportunity to make your space available to guests. I've included a few slides below from October's Board meeting.

A few important operating dates:

- Rock Resorts Spa – Closed until 11/19
- Red Tail Grill – Closed until 11/19
- In Room Dining – Open in the fall season from 7am-9pm

Also, please familiarize yourself with our **Winter Operating Plan** including our indoor safety protocols for this season.

Jodi Hsieh, *Grand Summit General Manager*
Park City, Utah

Slides from Vail's update presented at the October Board Meeting:

Summer at a Glance

- July transient room nights were up 146% of FY19 and 179% of revenue of FY19
- Q4 ended (April – July) at 147% of transient RN and 175% of transient revenue.
- Q1 (August – November) is sitting at 63% of total RN and 72% of total revenue of FY 19 Actuals. Q1 group base has not reached pre-covid levels, and Delta variant drove cancellations



Future Highlights

- Winter (Q2 + Q3) is sitting at 178% of RN and 198% of Revenue v same time in FY20
- Holiday 12/27-12/31 sold out and pre and post holiday dates are filling up!
- Sundance has been slower to fill, in anticipation of announcement of the number of in person events



Facility Update

New Pool House

When completed, this amenity will offer guests and owners: restrooms, showers, a steam room, a fire pit and lockers. There will not be a dues increase or special assessment for this project as the Board anticipated this project when calculating our budget for FY 2022. The project was mandated as part of the



pool to the HOA. The current anticipated completion date is February 2022.

settlement with Vail/Talisker which gave ownership of the

Pool House Construction Progress from the week of October 25, 2021





New Mattresses & Pillows

We will be replacing all of the mattresses with new Serta Perfect Sleeper mattresses November 8 - 12, 2021. The new Parachute pillows are expected to be delivered in early December.

SHED ROOF REPLACEMENT

Replaced seven sections of roof on the east side of the building. Before and after photos below.

BEFORE

AFTER



FACADE REPAIR

The damaged band around the building as well as pillar caps and ledges were repaired, coated and sealed.

BEFORE

AFTER



BEFORE

AFTER



TREE TRANSPLANT

The pool building footprint required that two 20 foot blue spruce to be removed so we contacted Wasatch Evergreen to transplant them in the entrance and the conference entrance. Please see photos below.

MAIN ENTRANCE - BEFORE

MAIN ENTRANCE - AFTER



CONFERENCE ENTRANCE - BEFORE

CONFERENCE ENTRANCE - AFTER



Communication and Technology Committee



New Media Hubs

The new media hubs have Bluetooth capabilities, allow HDMI connection to your computer plus you can plug in your Roku or Fire Stick to stream shows onto your TVs.

[CLICK HERE FOR FULL DIRECT TV CHANNEL GUIDE »](#)

NFL Sunday Ticket can be found during football season on channels 705 - 719

Grand Summit HOA Official Website and Facebook Page

The website for Grand Summit HOA Owners is www.GSOwner.com. The password is (all lowercase): *gsowner*

The Official Grand Summit HOA Facebook page is: **Grand Summit Resort & Hotel at Park City Mountain**. 'Like' our page for updated photos and happenings at the Grand Summit.

Please know that while your Board recognizes the value of Facebook, due to our Social Media Policy, we and our management company, are unable to respond to posts on the Facebook page.

It is more than likely that information being sought can be found on our website, **WWW.GSOWNER.COM**, password: gsowner, where meeting minutes, newsletters, financials and operational updates are regularly posted. Alternatively, *you can email your questions to: info@gsowner.com. This will probably be better than getting an "unofficial" response which might not be fully informed.*

*We encourage you to use the resources your HOA makes available to you.
Take care and see you on the slopes!*

Have an idea for our next newsletter? Want to provide some feedback (good or bad)?

Email us at info@GSOwner.com

Grand Summit Resort Owner Newsletter Update

Quarterly Owner Updates

Starting August 2021 we will be publishing quarterly owner updates. These newsletters will go out to owners on the first day of May, August, November, and February. The Communications Committee will continue to deliver the same highly informative information to our owners.

If you have ideas for the newsletter please send an email to info@GSOwner.com.

Maintenance Update

Submitting a Work Order to the Maintenance Team

Go to the [All Seasons HOA web site](#) to put in your maintenance request or you can always contact Owner Liaison, Jody Anagnos at 435-252-5535 or janagnos@allseasonshoa.com

Local Happenings



Park City Mountain Opening Day 2021-22

November 19, 2021

Park City Ski Swap

November 5 - 7, 2021

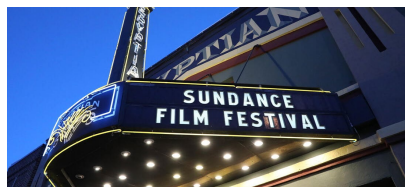
Basin Recreation Fieldhouse

Each year over 5,000 visitors find some of the best deals around on skis, snowboards, apparel and more. This year, due to Covid, we will be limiting the number of participants to 500 per hour inside of Basin Recreation. \$15 entry fee on Friday, \$10 entry fee on Saturday and \$5 entry fee on Sunday. Proceeds benefit Park City Ski & Snowboard (PCSS).



[Learn more about the Park City Ski Swap »](#)

Sundance Film Festival 2022



January 20 - 30, 2022

Park City is excited to announce that The Sundance Film Festival will be returning to Park City this winter!

[Learn more about the Sundance Film Festival »](#)

Park City Mountain Closing Day 2021-22

April 17, 2022



Q&As

For answers to commonly asked questions, including those asked at recent HOA meetings, look at the Q&A section at [GSOwner.com](https://www.gsoowner.com). (password: *gsowner*).

You can also email us any time at info@gsoowner.com with questions.

Resources

Contact Information





Grand Summit General Manager
Jodi Hsieh, jhsieh@vailresorts.com

Vail Owners Relations Manager
Paola Monje, 435-615-8019
paola.monje@vailresorts.com

Visit the Vail Owner Portal for:

- reservations
- revenue information
- rental information
- space A requests

The quickest and easiest way to reserve your quarter is to click the button below or visit <https://parkcity.vailresortshomeowners.com/#/login>

Or, for reservations and Space A info call 435-615-8020 or email at canyonsownerservices@vailresorts.com

[Reserve Your Quarter](#)

HOA General Manager
Stephen Polvere, 435-252-5520
spolvere@allseasonshoa.com

HOA Owner Liaison
Jody Anagnos, 435-252-5535
janagnos@allseasonshoa.com

Visit the All Seasons HOA Management website for:

- HOA dues and owner statements
- maintenance issues
- the Executive Board
- owner lockers
- kitchen inventory items or furniture items
- property taxes

If you have any questions or comments regarding the Homeowners Association, send an email to info@GSOwner.com.

[GS HOA Website](#)

More Useful Links

[Park City Main Street Web Cams »](#)

[Park City Chamber of Commerce Events »](#)

[Park City Mountain Events »](#)

[Main Street Park City Events »](#)

[Park City Hikes »](#)

Grand Summit HOA | GSOwner.com

