



Happy St. Patrick's Day!

March 17th is St. Patrick's Day- again, this year of 2021. Ireland, the United States, and many other countries celebrate this day. It is typically known for green shamrocks, ribbons, pots of gold, getting pinched if you do not have any visible green clothing on, corn beef and cabbage, and funny little looking men known as leprechauns. Who can forget the green colored food and drinks, especially beer? This day is also known as The Feast of Saint Patrick. There really was a saint named Patrick who passed away on March 17th, year 461. He was British, and highly regarded by the Irish church and is known as their patron saint. The traditional corned beef and cabbage meal that is often made to feast on has an American twist to it. In Ireland, the meal was made with boiled bacon and potatoes. The Irish immigrants could buy brisket much cheaper, brine it in salt water to tenderize the meat, and added cabbage that was cooked in the brine. Typically, 13 million pints of Guinness are purchased for this traditional holiday, and of course it gets the addition of green food coloring. This is double the average amount of Guinness beer sold on any other day. Cheers to you on March 17th!

Powder Wood Overview.....

It is hard to believe that March is already here. We were JUST talking about the year of 2021 beginning. We finally had a good amount of snow accumulation in Park City last month. Snow removal went well for the most part, but there is always room for improvement. Many of you owners probably saw Jorge and Jonas outside shoveling snow around the mailboxes, garbage enclosures, fire hydrants, and breezeways. Not to mention making sure that the ice-melt buckets are staying full for everyone to use and helping where they could in assisting with snow removal around the carports. We did need to issue some violations last month for vehicles not moving every 72 hours, but it was a lot less than the previous year! Thank you for making certain that your car or truck is moved if parked in an uncovered area- it makes it much easier to clear the snow, as well as giving neighboring units a chance to park closer to their building. Remember- if you are going out of town for more than 3 days, communicate with the management office about it so that your vehicle does not get towed. The maintenance team also worked in some of the storage areas. We realize how many of them need repairs, and this will be an on-going project for months. Owners are responsible for maintaining the doors and locks on their storage units. Please provide the HOA with a key. Occasionally, plumbing pipes in the storage area may leak and we need access as quickly as possible.

Important Info....

If you are having a plumbing repair or replacement, and will need the main water shut off, please contact the management office before the scheduled date. Important Reminder: Many repairs/replacements must be approved by the HOA beforehand. Call or email if you have any questions.

Do You Know.....

Interest rates are expected to increase by the second half of 2021. Refinancing your home loan could save you a LOT of money, especially if you are not planning to move anytime soon! Having a higher credit score influences what rate you can refinance at, too.

IMPORTANT REMINDER:

Many documents are available for owners on the Powderwood.net website, including the community's Certificate of Insurance, CC&R's, Rules & Regulations, etc.

Powder Wood Community News

As many of you are aware, one of the items that the Management Committee has been considering is the recycling program. Thanks so much to the owners that participated in the survey about this topic, as it gave them more insight as to what people preferred.

Effective March 23rd, a revised recycling program will be put in place for a trial. The recycling bins that are currently placed at the three dumpster areas will be removed and one large recycling bin will be placed at the south end of the community. Unfortunately, the individual bins are not being utilized as they are meant to be, and contamination of the recyclables can be a problem. These dumpster areas required extra time for clean-up due to the constant misuse of the bins and overflow. Another consideration regarding the change was the increased expense for the recycling provider. The savings can be applied to the work planned on entrance landings. This is a trial of an alternative recycling program. The recycling areas in the dumpster areas could be started again if participation falls or other issues with the program come to light.

In place of the individual recycling areas that were all towards the south end of the community, one 4-yard recycling bin will be placed directly next to the maintenance shop. This still offers recycling for Powder Wood residents, while saving the community money. Please be watching for the new recycling container to arrive before the end of March. As a reminder, there are also other options for taking your recyclables. Recycle Utah off Kearns Blvd. takes nearly all recyclables. Glass recycling is available at the Park and Ride across from Ecker Hill Jr. High School on Kilby Road.

The hot tub has been up and running without any mechanical or leak issues! The extreme cold; however, does occasionally freeze the electronic fob system and the gate will not open. This is more likely to occur early in the morning when the temperatures are lowest. If this happens when you try to access the spa, feel free to let management know so that we can keep track of when it does freeze. The electronic opener to the gate was replaced in December but freezing is still likely to occur. We are sorry for any inconvenience that this may cause. Another sign has also been placed at the hot tub reminding users to please replace the thermal cover when finished using it. This cover is invaluable during the wintertime. It keeps the temperature warmer for the next user, and ultimately assists the heater which then reduces the gas bill! Keeping the spa hot during the winter is expensive, and that thermal cover drastically reduces the monthly cost. Thank you in advance for doing your part in saving energy!

Owners! An Important Reminder - Each condominium can have **TWO** (2) vehicles parking on the premises. If you rent your condo out, it is imperative that you ask your renters how many vehicles they will be bringing onto the property. Anything over **TWO** is not permitted unless approved by management first. If an additional parking permit is issued, there is a monthly charge for parking that goes onto your owner account. We cannot set up separate accounts for tenants to pay for their additional parking permits. Parking is limited for owners, and fines can be issued for violators. The parking lot is patrolled regularly, and towing is enforced if vehicles are parked on-site without the required permit. If you have any questions about this, please contact the management office.

Important Reminder:

Please do not use washing machines and dishwashers at the same time! It will cause water to back up into lower units. New washers pumps have a high volume that can create back-ups. If your condo is a rental, have this in writing where it is easily visible. If you need any plumbing guidelines for your rental, call or email the office.

Spring forward!

Daylight Savings Time
begins on
Sunday, March 14th
at 2 am.

Remember.....

ONLY household trash can be thrown inside of the dumpsters.
NO: furniture, mattresses, water heaters, chairs, carpeting, flooring, or paint, or ANY construction materials. Fines will be issued to all violators.

2021 Powder Wood
at Landmark
Condominium Association
Meeting Schedule:

March 18th
April 15th
May 20th

*The meeting will be held
virtually, and invitations
will be sent a few days
prior to the meeting.*

