

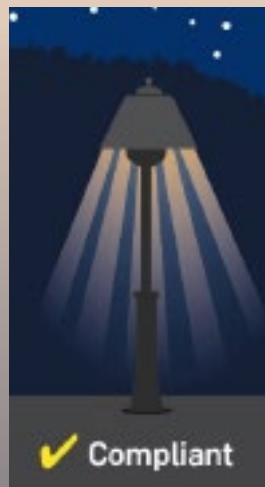


NEWSLETTER | Spring 2025



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Dark Skies in Summit County — Dark Skies in Pinebrook

Many Pinebrook residents are still unaware that Summit County passed a Dark Skies ordinance last year that requires all county residents to comply with directional and hooded lighting rules, as well as bulb brightness and color specifications. Exterior lights must aim in only one direction: down. And they need to be low-impact and warm-color temperature, either Warm White or Extra Warm White.

As it happens, this new countywide ordinance is consistent with the PMA's ongoing search for new ways to better coexist with nature here in the Wasatch Rockies at the edge of the forest in ways that benefit human health and the natural world around us that attracted us here in the first place. Also, this new ordinance is consistent with the global push to make simple, inexpensive changes to our outdoor lighting to transition our light-filled night sky overhead to a darker night sky that promotes better sleep, better stargazing (aka Starbathing), and even better property values now that dark skies and porch stargazing have become a real estate marketing tool. America leads the world in Dark Sky locales, and the Mountain West leads America in Dark Sky territory (urban and rural).

The convenient truth is that if each of us does our part to follow the Summit County Dark Skies ordinance, lower-case dark skies will materialize overhead, no heavy lifting required. To help us get there, the PMA will start populating its website with resources that provide a simple path to compliance. And, just as Pinebrook achieved the official FireWise designation after meeting all of the national-certification requirements, we are now embarking on a quest to become an official Dark Sky Community. Finally, the PMA will be organizing a Town Hall meeting to bring the community together to listen to a Summit County representative, Dark Sky expert, real estate agent and others talk about how the new ordinance works — and benefits all of us. For more information: <https://www.summitcountyutah.gov/2474/Dark-Skies> and <https://darksky.org/what-we-do/international-dark-sky-places/all-places/>

New Hike-Bike Trail Coming

The PMA has partnered with Snyderville Basin Recreation, Hi-Ute Ranch, Utah Open Lands, Talisker, Ecker Hill Middle School, and Summit County to create a new public trail within the Hi-Ute Ranch conservation easement. This land is located to the east-southeast-south sections of Pinebrook and will, when completed, redirect the hiking and biking traffic to/from the Mid-Mountain trail that has for years gone straight through the center of private Pinebrook trails. This is a big win for Pinebrook. And the multi-party collaboration that was created to advance this project over the years will benefit Pinebrook for years to come in other ways, too. These very same neighbors will continue to be vital to our ongoing fire-safety/wildfire-mitigation and wildlife-preservation efforts.

This new trail would not have been possible without the hard work of longtime Pinebrook resident and former PMA President Stan Plaisier who literally and figuratively engineered this effort nearly 20 years ago, built the coalition of land owners and stakeholders, and brought Basin Recreation and its Trails team into the pursuit. Thanks Stan! Thanks Basin Rec! And big thanks to all you who helped over the years make this new trail project possible.

Trail construction is imminent. Once completed, it will be managed by Basin Rec rangers whose community trails remit is education and trail stewardship. They will also monitor parking at the Park-and-Ride by Ecker Hill Middle School and provide on-trail Park Rangery guidance to hikers and bikers to ensure good stewardship — and to make sure that trail users on the public trail are made aware of the boundary between the new trail and Pinebrook private property.

Snow Fence Pilot Project at the Park

This past winter you may have seen the plastic green fencing at the park that has now been removed. This was a low-cost pilot project to assess whether snow fencing can reduce the snow drift volume that usually blankets the shaded, low-solar-exposure northeast section of the park's walking path during the winter.

The goal was to assess whether these snow fences can actually improve the "winter path conditions" that are more pronounced there due to minimal solar exposure and from the wind pushing the snow downslope to the path below during the winter.

What we observed is that the pilot project snow fencing did just that. Yes, it was a mild winter. But, there was sufficient snowfall and wind to prove out the concept sufficiently to justify re-searching and sourcing a taller, more structurally robust snow fence system that can be integrated into this section of the park.

Big thanks to the volunteers who helped install and maintain this pilot project snow fence this winter — and remove it this spring!



Garlic Mustard, Thistle, and Invasive Plant Mitigation

Ecology Bridge Consulting, a local group that has helped manage invasive weeds in and with the support of Summit County, recently conducted a study on organic herbicides and updated its weed management guidance for Pinebrook that we want to share with PMA members. Two of the products tested worked well for musk thistle: Weed Pharm and Firehawk™ Bioherbicide; Captain Jack's™ Dead Weed Brew performed below both. Musk thistle, which grows throughout Pinebrook, requires three treatment applications, each within 2-3 weeks of the last one. (Most organics are regarded as herbicides in the weed-mitigation profession.) These organic products have mixtures of ingredients that help make the active organic ingredient more effective at lower concentrations. Selective herbicide like Milestone can be even more effective and need far less chemical. In their study, 1-2 treatments with Milestone spot sprayed on each plant reduced thistle cover to near 0% cover while the most effective organics reduced it to 10-25% cover.


With funding becoming more difficult to secure, Ecology Bridge/Summit Cooperative Weed Management Area (CWMA) will no longer be able to help Pinebrook residents eradicate invasive weeds on their property unless they are adjacent to a public open space, trail system or waterway. To help transition those who have relied on the CWMA for help last year, Ecology Bridge is evaluating additional herbicide and mechanical control contractors and providing contacts on their website <https://www.ecologybridge.com>.

Ecology Bridge, in coordination with Summit CWMA, will once again conduct annual training sessions; they are open to scheduling more of these trainings if enough people sign up. These training sessions are geared towards contractor level information and it is their hope that residents that already have landscapers will request that they attend so they can manage noxious weeds as well as garden beds. Licensed contractors usually are able to get continuing education credits toward maintaining their license, which is a good incentive for them since the training is free. Recordings of shorter versions of these trainings are additionally going to be available on our website in May.

Another resource Ecology Bridge will offer Pinebrook this year is a dump trailer to haul the musk thistle away after it is pulled. Their Noxious Weed Ambassador Program volunteer stations can be placed near the pulled thistle where it can be bagged and collected regularly. The PMA is exploring these and other options to help neighbors comply with County mandates on invasive weed eradication on their property.

Lastly, Ecology Bridge will once again station three Garlic Mustard Games volunteer stations along the creek trail and one on the trails behind Ecker Hill Middle School, as well as, a Noxious Weed Ambassador Program volunteer station along the trail off Cottage Loop in the lower portion of Pinebrook. Please contact the PMA if you have additional location suggestions.

NOXIOUS WEEDS
YOUR RESPONSIBILITY – EVERYONE'S PROBLEM





Noxious weeds invade pastures, forests and other natural areas and can displace native plants, reduce habitat quality for wildlife and pollinators, decrease diversity, increase fire and flood risk and decrease property value.

Do your part: **IT'S THE LAW.**

HOW DO I KNOW IF I HAVE NOXIOUS WEEDS?
summitcwma.org

HOW DO I CONTROL MY NOXIOUS WEEDS?
Manual removal & herbicide treatment options under the Resources Tab
*Local contractors may provide discounts for a group of neighbors

Or contact David Bingham
Summit County Weed Supervisor | dbingham@summitcounty.org

Renegade Trail Rewilding

Pinebrook already has some of the nicest trails in the area. But, a small handful of resident hikers and mountain bikers mistakenly believe that they are entitled to make new ones where and when it suits their own personal interests.

Thankfully, 99% of Pinebrook residents don't take this stance because they know that our trails were constructed using state of the art trail engineering, mapping, and flow dynamics for both residents on foot and on bikes.

They know that Pinebrook trails were designed and located in a highly scientific way so as to minimize erosion and wildlife impacts. And they respect the trails by not crisscrossing them with unauthorized renegade trails.

Starting this summer, the PMA will be stepping up efforts to rewild many of these renegade trails. On renegades that have been clear cut with added foot-path features like steps, bridges, etc., we will be informing adjacent property owners that renegades that connect personal property to Pinebrook trails are not allowed and breach the community trust. These renegades will be rewilded through various means.



If you see a renegade path in the early stages of rewilding that is blocked by branches, boulders, or other means, please respect the community's trails and leave them be. If you see a renegade — and if you have to ask whether a trail is a renegade, chances are high that it is one — please let us know where it is so that we can address it. Lastly, we will be selectively installing temporary signage of the type that you might have seen on Basin Rec trails to identify renegade trails that we're particularly keen to rewild.



Fire Safety

Pinebrook's Fire Safety Committee continues to move fire safety initiatives forward for the community and private homeowners, with work planned to complete our most recent efforts which began in June 2024, and with expectations for more grant funding from State of Utah through its Watershed Restoration Initiative which will be awarded in May to enable more fire fuel management.

Summer and early fall of 2024 had contractors thinning 69 acres of our HOA open space. Early winter of 2024 had contractors burning piles in upper Pinebrook on about 25 of those acres, and March and April of this year had contractors burning most of the remaining. Cutting/piling over the next few months is planned along the access road from Canyon Drive to the upper Gorgoza water tank - a little more than 2 acres - and almost 6 acres of cutting/piling work on behalf of Summit County adjacent to Pinebrook and Woodward on what is known as the Roberts Parcel.

The third year of Pinebrook's **FLASH (Fire-adapted Landscapes And Safe Homes)** program continues, with 10 homeowners having completed projects before year-end 2024 and already receiving their grant reimbursements. Funds are still available for projects this spring. All details are available on the FLASH program tab of the PMA website. Important reminder: all work needs to be approved before it is completed and it must be completed and receipts/documentation submitted by June 20th, 2025.

Glenwild HOA has approached Pinebrook for support and guidance in the organization of a Fire Safety Fair this June. While Pinebrook's Fire Safety Committee has had such events in the past, this year Glenwild will host Pinebrook, Jeremy Ranch, The Colony, and other HOAs in Pinebrook Park on June 21, 10am - 1pm. There will be speakers from local government and fire agencies, multiple arborists and foresters sharing their products and offerings, as well as many other exhibitors. There will be a food truck, too!

More Watershed Restoration Initiative funding expected this year from the state has the Committee planning for efforts in summer/fall of 2025. 10 acres of open space along Interstate 80 at Quarry Junction are expected to be cut and piled, as well as more than 14 acres of interior open space above and behind homes along Buckboard Drive, Big Spruce Way, and Pinecrest Drive. Too, there are plans to continue the FLASH program for a fourth year, allowing more homeowners to do fire safety work on their properties and have some of the costs reimbursed.

Another interesting plan which was implemented late last year had the Committee placing wildlife cameras around key open space areas to better understand the grazing habits of our local wildlife on new aspen growth, an important tree species whose growth we wish to encourage. The data gathered from the cameras will inform decisions relating to future fire safety work - which stands to work and which to possibly fence to prevent grazing and allow new growth to mature.

Thanks go out to Pinebrook's Fire Safety Committee, the PMA and Pinebrook HOA Boards, and our incredibly supportive community of homeowners as it is their engagement that has helped create the successes realized.

Please reach out to the [Fire Safety Committee](#) should you have questions or wish to get involved.



Pinebrook Wood Chipping Days & Biochar Demonstration

June 5–8, 2025 | 8:00 AM – 6:00 PM Daily

Location: Pinebrook Park – 8026 Pinebrook Road, Park City, UT 84098

Hello Pinebrook Residents, Spring cleanup is here! **Please note that this year's event is for green waste only. Dumpsters will not be onsite for household items.** This annual event allows residents to responsibly dispose of natural yard debris — and this year we're adding something new and exciting.

ACCEPTABLE MATERIALS

- Natural woody materials **between 3 and 12 feet long**
- Brush, small trees (less than 8 inches in diameter), limbs, and branches

For operator safety, please only bring material **longer than 3 feet. Do not leave piles roadside** — it's a fire hazard and visual nuisance.

NO HOUSEHOLD WASTE

Household items will not be accepted. Please take such items to the:

Three Mile Canyon Landfill - 6550 W. Three Mile Canyon Road, Coalville, UT 84017

435-336-5297 | Mon–Sat, 7:30 AM – 5 PM

NEW: Live Biochar Demonstration - Friday & Saturday – June 6 & 7

Learn about biochar — a carbon-rich soil enhancer made by heating wood in a low-oxygen environment. It's a centuries-old technique that's gaining renewed attention for:

- Boosting soil fertility
- Improving water retention
- Encouraging beneficial microbes
- Sequestering carbon for long-term soil health

FREE BIOCHAR PICKUP - Saturday & Sunday – June 7 & 8

Bring a **bucket** and take home **free biochar** for your garden while supplies last!

Help us keep Pinebrook beautiful and fire-safe — we'll see you at the park!



Trailhead Parking & Park Pavilion Permits Reminder

As a reminder, Pinebrook's trails and parks are private amenities for the exclusive use of Pinebrook Master Association (PMA) members and their guests. To help manage growing concerns about non-resident use and preserve access for our community, a permit-only parking program is in place and actively enforced.

How to Obtain a Parking Permit:

Each PMA household may request up to four (4) annual parking hang tags for their vehicles at a cost of \$5 each. To request your permit, simply complete the online form at the link below. Permits can-not be obtained in person at Gorgoza's office and are valid only for the calendar year in which they are purchased.

https://pinebrookmaster.frontsteps.com/custom_forms/3206/new_public_response

After verification of PMA membership, your hang tag will be mailed directly to you. Please remember, permits are for the use of residents, their visiting family, guests, and service providers. All users of PMA trails and parks are expected to follow posted rules — failure to do so may result in the revocation of permits.

Enforcement Measures:

Permit-only parking areas are clearly marked. Vehicles without visible permits may receive a warning sticker, followed by a final warning, and if violations continue, may be towed at the owner's expense.

Note for Early Adopters:

Residents who received a sticker during the pilot phase may continue to use that sticker. It remains valid for 9 years from the original purchase date — just keep it visible in your vehicle.

We appreciate your cooperation as we work to keep our parks and trails enjoyable and accessible for the Pinebrook community.

For more information go to www.bit.ly/pb-parking-permit

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Upcoming Excellent Library Sponsored Events on Wildfire and Climate Change

For over 20 years, the Summit County Library and Park City Library have partnered to offer a One Book One Community program each summer to encourage meaningful community conversation around a particular book and related topics. The program typically culminates in a visit from the author who gives a presentation and answers questions. This year's selection is Pulitzer Prize Finalist *Fire Weather: On the Front Lines of a Burning World* by John Vaillant. *Fire Weather* looks at the 2016 wildfire that devastated Fort McMurray, the hub of Canada's oil industry. It is a must-read for anyone living in a wildland-urban interface, including all of us living in Pinebrook.

The Pinebrook Fire Safety Committee highly recommends our residents attend some of the below-listed events sponsored by the libraries, and especially the June 30th and July 29th events (more information forthcoming on the library websites):

- **Professor William Anderegg: Illuminating the Future of Earth's Forests Under Climate Change**
Date: Wednesday, June 4 at 2:00 p.m.
Location: Community Room at Park City Library – 1255 Park Ave.
- **Fire-Resilient Landscaping for Safer Spaces**
Date: Tuesday, June 10 at 5:00 p.m.
Location: Community Room at Park City Library – 1255 Park Ave.
Presenters: Maddie Nelson from Basin Rec and Sara Jo Dickens from Summit CWMA
- **Safety Fair**
Date: Saturday, June 28 from 10:00 a.m. – 1:00 p.m.
Location: Information Center Parking Lot (by Hugo Coffee) – 1794 Olympic Parkway
Description: Build relationships with Summit County's public safety and health leaders with many community organizations in attendance, plus food trucks, fire trucks, etc.
- **Learning to Live with Wildland Fire on the Wasatch Back**
Date: Monday, June 30 at 6:00 p.m.
Location: Community Room at Park City Library – 1255 Park Ave.
Presenter: J. Bradley Washa, Assistant Professor of Wildland Science, Utah State University
- **One Book One Community – Closing Event with Author John Vaillant**
Date: Tuesday, July 29 at 7:00 p.m.
Location: Jim Santy Auditorium at Park City Library – 1255 Park Ave.
Description: Author John Vaillant will speak about his book *Fire Weather*, followed by an audience Q&A and book signing. Books will be available for purchase.



Pinebrook Park Upgrades + Pond Remediation Project

Did you drive by the pond last summer and notice all the particles floating in there? Did you see the moose that got caught in all that mess and struggled mightily to get out? Your board had it looked at by a pond specialist last year and it was determined it is only a few feet deep and needs to be drained and dredged. It has been over a decade since it was drained and dredged. This will likely occur next winter, once the ground is frozen, to ensure minimal damage is done to the surrounding landscape. The water will drain into the East Canyon Creek, so no water will be wasted. It will then fill up with next season's run off.

Can you believe our park was built nearly 30 years ago?! Over the past few years your Board has slowly been replacing components that have reached their useful life. The playground has been replaced with a beautiful new one that more children than ever have been using. As part of this refresh we removed some invasive species of trees and are looking at planting additional native trees to allow for more shaded areas.

We are also planning to refresh the path, as it is currently a patchwork of repairs that allow water to penetrate the asphalt creating more trip hazards. This will include drainage along the path to ensure the water does not flow across the path as the snow melts to the degree it does now, creating a safer environment. We are working closely with a fellow neighbor in Pinebrook who is a professional outdoor space engineer to complete this project. Stay tuned for more details to come.

Stay Informed with the PMA Frontsteps Resident Portal

Want to stay connected with everything happening in Pinebrook? Make sure you're signed up for the Pinebrook Master Association (PMA) Frontsteps Resident Portal — your go-to hub for all things community-related.

Through the portal, you can:

- **Pay dues and fees** quickly and securely
- **Submit maintenance requests** for common area issues
- **Receive important updates** and announcements
- **Post and browse** classified listings
- **View community calendars**, documents, and more



The portal is accessible 24/7 from your desktop or mobile device, making it easy to stay informed and engaged no matter where you are.

To access the portal, visit pinebrookmasterassn.org and click the **"Residents Sign In"** button at the top of the homepage. If you need help getting started or haven't received your registration link, please contact your community manager for assistance.

Being informed helps build a stronger, more connected Pinebrook — sign up today and take full advantage of the tools available to you!