

# BlackRockRidge

## NEW OWNER HOA INFORMATION PACKET

Welcome to Black Rock Ridge!

**Park City Gatekeeper** manages your HOA. An HOA web portal is provided as the central hub for HOA communication, processing requests for assistance and payment of your dues assessments.

### HOA PORTAL

Once your unit has closed sale and the title company issues the warranty deed to Park City Gatekeeper, we will create your account on the portal and send you an invitation to join. You can have one primary email address to log on to the account and alternate emails to receive HOA communication and updates.

**HOA Portal Link** - <https://blackrockridge.managebuilding.com/Resident/public/home>

#### **Requesting assistance -**

- Emergency needs call 911
- Non emergency law enforcement - *Wasatch Sherriff's Office* (435) 654-1411
- **HOA assistance – Log in to HOA Portal and click on ‘Contact Us’ to generate request. Requests are logged and progress updates are provided.**
- Urgent HOA assistance – Jim Simmons, Park City Gatekeeper – **(435) 513- 9489**
- Urgent HOA maintenance assistance – Bob Thompson (808) 203-4905

### UTILITIES

#### **Unit owner's responsibility to setup-**

**Electric** - *Rocky Mountain Power* Customer Service (888) 221-7070

**Natural Gas** - *Dominion Energy* Customer Service (800) 323-5517

**Recycling** - *Curb It Recycling (elective service)* (435) 654-2792

#### **Covered under HOA Dues -**

**Water and Sewer** - Jordan Special Services District (JSSD)

- These services are handled through the HOA. For assistance, contact **Park City Gatekeeper**.

**Phone, WIFI and Cable** - *FASTEL*

- Customer Service (801) 522-3278
- The HOA pays for a standard service for all units that includes a 50Mb Internet connection, basic DirecTV and voice line in the units.
- **You must contact FASTEL to set up an account to receive the service. You have the option of adding additional services and equipment to your account as you wish.**
- Long distance charges for the voice line are billed to you through the HOA master account as incurred.

## COMMON AREA SERVICES

### **Landscape/Lawn care**

- The HOA for the master community of Black Rock Ridge hires a contractor to take care of all common area landscape needs and lawn care. No additional work is required. HOA dues pay for this service.

### **Snow Removal**

- The roads in Black Rock Ridge are maintained by Wasatch County. A contractor hired by the master community board maintains individual driveway, front steps for the units and parking areas. The contractor is typically the same one that performs landscape services.

### **Trash**

- Trash days are Thursdays. Can must be to the curb by 7:00am and returned to your garage by 8:00pm. **Trashcans cannot be stored outside garages unless placed at the street for pickup.**

Need further assistance? Please feel free to contact me directly!



**Jim Simmons**  
HOA Manager, **CMCA, AMS**  
**Park City Gatekeeper**  
Phone: (435) 513-9489  
jim@pcgatekeeper.net