

GREYHAWK HOA RULES AND REGULATIONS UPDATE

AIR CONDITIONER OPTIONS

November 2022

In recent years the average summer temperature in Park City has trended upward from the traditional and comfortable 65 to 78 degrees to higher levels averaging on certain days 80 degrees or more, and on 5 or more days during the summer reaching into the 90's.

For owners and guests this can make the living experience at Greyhawk uncomfortable particularly in the evenings and at night. In anticipation of additional years of this trend, and to maintain the highest standards of performance and appearance for the Greyhawk complex, the following are options and recommendations which are in some cases quite reasonable in cost and installation. and in all cases in conformity with the Rules and Regulations of Greyhawk HOA.

Not Allowed.

- Window mounted air conditioners

Allowed:

- Portable air conditioners which can be vented out a window without protrusion from the unit. However, these units cannot be vented into the courtyard. One or more units can make those days of high temperatures much more comfortable and unobtrusive. When not in use the units can be stored in the owners' closets or in the bedroom or clothes washing closets. Examples and typical cost of such units are below in an Amazon link:

https://www.amazon.com/s?k=portable+air+conditioners&i=garden&rh=n%3A14554126011%2Cp_72%3A1248915011%2Cp_n_feature_four_browse-bin%3A14554145011&dc&crd=BDSQX2EPVJXA&qid=1653765266&rnid=14554140011&srefix=portable+ai%2Caps%2C861&ref=sr_nr_p_n_feature_four_browse-bin_4

- Mini Split/Ductless air conditioners may be installed with the advance approval of the Management Committee and property management company Ptarmigan Property Services. These units may be installed provided the compressor can be in an unobtrusive area and does not impact other Greyhawk units. These units require an outdoor and indoor unit and do not require ducts to be installed.

Some recommended brands include Mitsubishi, Daikin, Fujitsu, and Frigidaire.

A proven resource is Just Right Heating & Cooling: 801-923-7869, justrightair.com

Each unit installation is unique, so please contact Ptarmigan to discuss in advance!