

June, 2010

To: Members of the Silver Springs Single Family Homeowners Association

Dear Homeowners,

The temporary increase in homeowner's dues this year, occasioned primarily by the need to repair the poorly maintained infrastructure at the Little Lake Dam impoundment, has created some economic strain for some of our residents. Two of your board members, Richard Krebs and Kristian Mulholland, one a licensed contractor who manages similar projects and the other a professional engineer, have shared their time and expertise to help plan and manage the drainage repairs at the Little Lake dam. Mountain Regional Water has agreed to provide equipment and labor at cost. These cooperative efforts will keep repair costs as low as possible while providing high quality solutions that should last for many decades. This is one example of the efforts that the volunteers who constitute your Board have made to ensure that governance of your HOA is performed with efficiency and economy.

Unfortunately, a very small number of your neighbors have used the issue of needed infrastructure repair as a pretext to create dissention and animosity in the community.

As of this writing, 75% of your neighbors have either paid their 2010 assessments in full, have made the initial assessment payment, or arranged a payment schedule with our book keeper Lynn Cier. The board requests that all assessments be paid or a payment schedule be arranged by June 16, 2010. If the total 2010 dues or arrangements for payments have not been made by that date, the board will consider those owners who are delinquent in their payments to be in default and will initiate proceedings to collect those outstanding accounts. If legal action is required, the legal costs of letters, appeals, lien filings, court appearances or other non-specified legal expenses will be billed to the respective lot owners and applied to any lien action that might ensue from non-payment of the total 2010 dues. The Board hopes such actions will not be required, but are resolved that all lot owners are responsible for paying their fair share to support the community they call home.

Lynn may be contacted at: 435 649-8722 or at lcier@aol.com

Silver Springs Single Family Board of Trustees

Bill Gunter—President

Silver Springs Single Family HOA

4574 N. Silver Springs Rd.
 #13
 Park City, UT 84098

Invoice

3/16/09	Invoice #
3/14/2010	408

Bill To

P.O. No.	Terms	Due Date
	Net 30 Days	4/16/2010

Item	Description	Amount
2010 HOA Dues	<p>2010 HOA Dues - please remit promptly. You may choose to pay in two installments -in which case, \$280 must be paid by April 16, 2010.</p> <p>You must be paid in full by June 16, 2010. (\$462)</p> <p>If you have questions or other issues please contact Lynn Cier at LCier@AOL.com or 649-8722.</p>	462.00
Don't forget! 2010 DUES!	<p>Please remit total 2010 dues by June 16, 2010 or e-mail Lynn Cier at LCier@aol.com to make remittance arrangements.</p> <p>THANK YOU!</p>	0.00
Total		\$462.00