



# SILVER SPRINGS

C O M M U N I T I E S

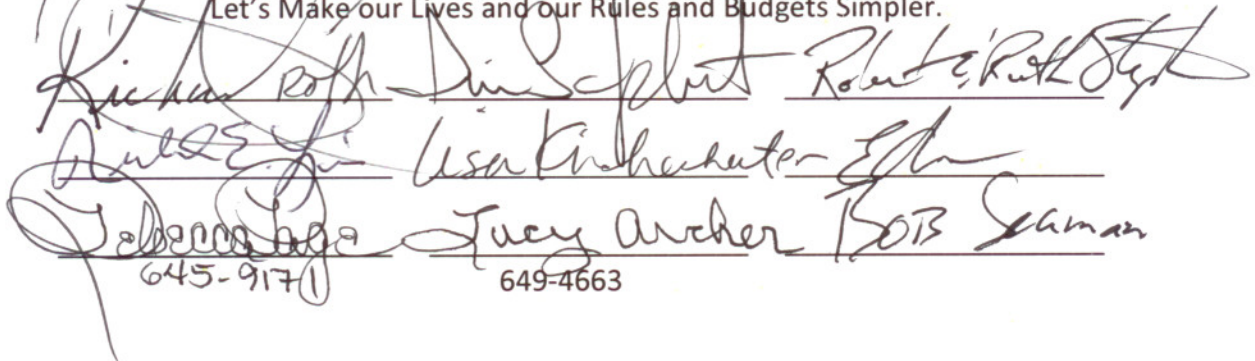
This flier is from your neighbors. We are facing a crossroads for our Community. Our concerns have been raised by a number of important developments.

- Foremost, and the precipitating concern, is the 200% ASSESSMENT INCREASE we received from the Master Association for 2010 for more Lake Maintenance.
- We have a concern that the Master Association does not have valid Bylaws; that the individual subdivisions have never officially submitted to M.A. membership.
- It is questioned whether the M.A. has authority to assess the subdivision HOAs, we are nearly certain it has no authority to assess the individual property owners.
- We are concerned that our HOA reps did not try to legitimize the M.A. for 20 years or after they were notified in 2008 the M.A. docs were not complete or tenable.
- We are also concerned that our board reps to the M.A. allowed Summit County, on the authority of one signature, to transfer the lakes to the M.A. in 2004 without notification, approval, or the vote of the Community Members.
- We are concerned that our board reps approved an increase in our assessments by 200% for "dams" that are likely private property, and to make repairs to the private small lake and the limited access large lake.
- We are concerned that fiscal responsibility in the M.A. has been imprudent, having no certified review or audit for twenty years.
- We are convinced the system of representation in Silver Springs needs to be revamped. Our HOA reps are spread too thin to be effective and successful. We feel one tier of Community governance with its time challenges are all that our limited number of volunteers has time to commit for successful participation.
- We are convinced our common areas need a simpler system for maintenance, preferably by our individual, existing HOAs. DISSOLVE THE MASTER ASSOCIATION.
- We know there are pressing issues in our Community that need to be simplified.

WE INVITE YOU TO ATTEND A MEETING ON APRIL 13, AT ST. LUKE'S CHURCH, 6:30 PM  
 This flier is our invitation to you to join in our plans for RENEWAL. In the meantime we are paying annual dues to our home HOAs only. Not paying M.A. \$357 assessment is our way of showing our non-support for a very flawed system that excludes Members.

CONTACT US AT – SSCOMMUNITYUT@GMAIL.COM

Visit the [www.silverspringscommunity.com](http://www.silverspringscommunity.com) website for updates and continuing information. If you would like to join us, call us. Let's tighten our belts, and Let's Make our Lives and our Rules and Budgets Simpler.


  
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