

We have a serious decision to make on October 9th 2018 at Parley's Park Elementary School at 7:00 pm

The Silver Springs Single Family neighborhood consisted of 68 families when the [1985 Bylaws](#) were passed. The remaining 130 lots were owned by the developers, contractors, or the banks. All the SSSFHOA documents are provided at this link: <https://www.silverspringscommunity.com/our-community/silver-springs-sf/index-hoa-docs/> Obviously Bylaws and CCRs of this tenure and origin no longer represent our evolving subdivision; changes in type of owner representation; changes in Utah Community Law, and the changed views, opinions and wishes of today's 188 Silver Springs Homeowners. All of our lots are now in the hands of individual homeowners. As idyllic as were the early days of our community there is much to appreciate in our current community of detached stand-alone homes. We envision the future to be as appealing as the past.

To assure that our neighborhood will continue to positively progress with the times, the HOA Board's regulating document, the "Bylaws", and the Homeowner rules aka the CCRs are due for a replacement with a simple Neighborhood Code of Conduct and a professional management company. For example, Silver Springs Single Family no longer holds stewardship of the lakes, park, trails, beach, access parcels or any other common areas. These amenities were transferred to the Master Association in 1989-1990 or to Mountain Regional in 2004; other parcels were deeded to individual homeowners. Silver Springs Single Family Association now holds no title or responsibility to any land or structures, or amenities. Unlike condo subdivisions that perpetually are managed via CCRs, **the SSSF Homeowners are in position to be the only legal overseers of their individual private domain. We will benefit greatly by seizing this opportunity to be independent** of the yoke of 64 over-reaching pages of legal documents that we will be asked to **voluntarily** allow attorneys and a small group of "trustees" to place on our shoulders and our property rights. Why would we do that?

We encourage you to REJECT these draft documents as our only valid option.

The HOA does very little for us. A positive change during the last 40 years is the services extended to our neighborhood through Summit County government: Sheriff patrols, Animal Control, street repair, removal & chipping of damaged trees, trash collection and recycling, sewer lines, storm drains, design and building permits, bus transit, Sr. Citizen services, licenses, filing and maintaining property records collecting taxes (akin to HOA dues) these are for our schools, roads, fire safety, sheriff's patrols, library, arbitration, etc. The water in our lakes and streams belongs to Mtn. Regional Water District.

With the County departments monitoring and improving our neighborhood there is little for the SSSF Board of Trustees to administer. The lots have been built out; the County regulates building codes, improvements and permits (replacing the redundancy of an HOA Architectural Committee of untrained neighbor volunteers). The remaining duty of our SSSFHOA is to make the annual dues payment to the Master Association. Anything beyond that "marks the HOA as the devil's playground."

All the above changes are fundamental, have evolved for decades, and have been far-reaching, removing the many aspects of subdivision management out of our neighborhood and into the hands of (in many cases elected) professionals. Years ago when the SSSF board hired property management professionals to perform a majority of the administrative and communication functions set for the trustees, their decision to transfer the board's duties serves as an admission that there are few individuals who are capable or willing to take on these responsibilities unless they are trained and are paid to do so. The cumbersome proposed 2018 Bylaws and CCRs from Richards Law confirms this admission demonstrating that you have to be an attorney or hire one to navigate their tedious, and very costly to implement, documents. We are not children and we are not reprobates that require such detailed instructions for getting along or to be punished in our wonderful neighborhood.

What we should have learned from our HOA past is that its time is over. We can trust each other. We can eliminate the guilt we feel when our overwhelming majority do not attend HOA meetings, do not vote, do not know our board trustees, do not agree with the board behavior, do not agree with the governing documents. Almost all **single-family houses** are "fee simple," meaning that the buyer owns the home and all of the land associated with a purchase, and has no obligation to an **HOA**, unless the Homeowners are duped into submission and affiliation (like we were by the developer). HOAs come with mandatory dues, continual fines, assessments, and high interest. If you don't pay them, the HOA can place a lien and eventually if not paid they can take your home. No voluntary association should ever have the ability to lien and foreclose on your home for late dues and petty violations. It's immoral!

Our mature subdivision can be guided by a simple Code of Conduct and perhaps a professional property management company. **The legal profession will try to scare us into accepting their documents. If you want to be scared read the 64 pages the trustees and their attorney are proposing at two meetings this October. After being prompted to vote on them we will be left to live with their complicated decrees and declarations. NO THANK YOU! We have had thirty-three years of a negative, failed Association, we have the opportunity to end it now.**

A Neighbor Code of Conduct will establish Silver Springs as a place you can identify with as a gentler, supportive, and forward moving neighborhood where all the Homeowners are treated fairly and our arrant property rights and voting rights are never in question and certainly never allocated to a oligarical board or a law firm. What is central to our community will be preserved.

I Hope I Can Count on Your Support with Your Vote!

Best regards from your neighbor,

Lucy Archer
435-649-4663

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