



SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSOCIATION
4574 Silver Springs Drive, Box 13, Park City, Utah 84098-6073....

....July 2008 Newsletter.....

"Preserving the value of your home, enhancing the enjoyment of your time"

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"A good neighbor is the most effective crime prevention tool ever invented"

A strong statement and one heartily endorsed by both Summit County Sheriff Dave Edmunds and Summit County Sergeant Kevin Orgill. There is talk in Silver Springs about organizing an official Neighborhood Watch program. Sergeant Orgill is the person responsible for getting neighborhoods started and he was very enthusiastic about the idea.

"Neighbors watching out for one another is always a good idea. Communities such as Silver Springs where people know one another, wave to their neighbors ...those communities have a distinct advantage over neighborhoods where people don't care", Sergeant Orgill stated.

Neighborhood Watch is simply a means of watching out for one another as a part of our daily routine. You make it a habit to notice when things don't seem normal or appear suspicious. Your job is to report suspicious activity to the police. It is the police who handle it from there.

The contact information for Silver Spring's Crime Prevention Unit is Sergeant Kevin Orgill at (435) 615-3553. or Terry Moffitt 649-8179 Read Terry Moffit's full article at <http://www.silverspringshoa.org/newsletters/july-2008-newsletter/>

RECOGNIZING THE ENEMY....

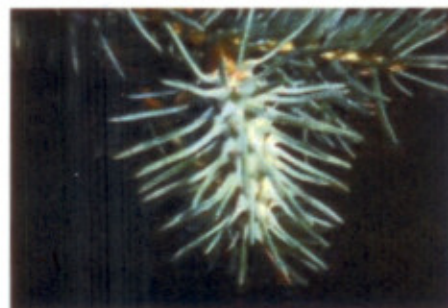


Tip Weevil on your Spruce tops



Dyer's Woad in your flowerbeds

If you see any of these conditions in your yard remove & dispose promptly. <http://www.silverspringshoa.org/yard-tips/>



Snap off spruce gall from the tips of branches



**Silver Springs Single Home
Sales down slightly from 2007**

Silver Springs Single Home Sales activity during the first half of 2008 totaled 5 homes sold, with 2 under contract and 4 active listings. The average selling price was \$701,680 with an average sales price per square foot of \$253. The average Days on Market increased to 214.

In 2007, at the same point in time, there were 6 homes sold with an average selling price of \$740,833, an average sales price per square foot of \$259 and the average Days on Market was 152.

For Southshore and Northshore combined, there were 6 homes sold year-to-date in 2008 compared to 3 in 2007.

Overall Single Homes Sales in the Basin totaled 100 homes in 2008, compared to 185 a year ago, a 46% decrease, with a 6% drop in Average Sales Price.

Provided by Jim & Billie Harsch, RE/Max Mountain Properties

BLUE ROOF OR WALGREEN?

Snyderville Basin Planning Commission was presented with a *proposal to rezone* the Blue Roof (7-Eleven)

Tesoro service station at the corner of Hwy 224 and Silver Springs Drive

from the current Rural Residential (RR) designation to Community Commercial (CC).

This proposed rezoning is accompanied by a Low Impact Permit

application, "needed to operate a retail sales establishment within the CC

zone". If a rezone is granted the applicant, Phillips Edison, *intends to

tear down the existing structure and build a 14-15,000 sq. ft. Walgreen

store in its place*. Chairperson McMullin told me this proposal did not get much support from her SCSBPC.

The full report can be found at

http://www.summitcounty.org/information/downloads/sbpc/sbpc_packet_07_08_2008.pdf

and will be an item of interest on our neighborhood website at:

[*http://www.silverspringshoa.org/government/blue-roof-rezone-proposal/*](http://www.silverspringshoa.org/government/blue-roof-rezone-proposal/)

It is possible if the commissioners decide to continue this dialogue it will be on July 22nd in the Richins Building at 6505 Landmark Drive at Kimball Junction*. or you can write to Snyderville Basin Planning Commission P.O. Box 128.

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WE ARE LOOKING FOR VOLUNTEERS TO HELP WITH OUR HOA COMMITTEES AND TO RUN FOR OFFICE IN OCTOBER. PLEASE CHECK OUT OUR LIST AT :

<http://www.silverspringshoa.org/board-members/committees-volunteers/>

Here are opportunities to meet new neighbors and to be reacquainted with Springites you haven't seen all winter (or longer), while helping make our neighborhood more beautiful and our friendships stronger. Join us at our monthly meetings for updates and involvement in the decision for our Community



The Board is still getting frequent, unhappy complaints from neighbors of folks who have campers, boats, trailers, skateboard ramps, etc. parked in their driveway. Please be considerate of your neighbors and keep within the 48 hour limit. Move them into your backyard, out of site.

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If you are planning to re-roof, remodel, change your mailbox, put up an antennae, work on your fence, make landscape changes, etc., please first look at our website for the correct forms to submit to the Architectural Committee before you commence work. The forms are at:

<http://www.silverspringshoa.org/hoa-docs/application-forms/>

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**DO YOU KNOW WHERE YOUR TRASH CANS ARE ?
ARE THEY TUCKED IN YOUR GARAGE OR OUT OF SITE IN YOUR BACKYARD BY DUSK EACH TUESDAY?**