



SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSOCIATION
4574 Silver Springs Road, Box 13 Park City, UT 84098-6073

....May 2008 Newsletter.....

Board of Trustees:

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Paul Stangeland
649-2156

Julia Loughlin
901-1581

John Coursen
731-0366

Clay Archer
649-6534

Dave Hernandez
658-1306

FLOOD INSURANCE

Your Board would like to recommend that each homeowner check their insurance for flood coverage. Floods and flash floods can occur anytime, anywhere. Floods happen in all 50 states: on coasts, on mountains, along rivers, in the desert, in towns and cities of every size. In recent years, roughly **25% of all flood insurance claims came from areas not considered high risk.**

Parley's Park and Silver Springs are subject to snowmelt overflow and high water tables in the spring when the ground is saturated. There are a couple of homes that are experiencing early water accumulation around their yards and foundations.

One problem is that where French drains exist underground in the original SS infrastructure some were damaged by remodeling, extended driveway construction, new fencing, landscape changes, etc.. Call Skip Domenick to view drainage maps before commencing on any of these projects.

And be sure to check your insurance for sufficient coverage on your home and property.

The County and the HOA are not responsible for possible water damage or repairs on personal property.

Master Association President Jerry Romero rendered his resignation at the MA meeting on April 21, 2008. We want to thank him for all his work and contributions to our neighborhood.

If you are interested in nominating a new MA President contact a Board member.

SILVER SPRINGS – FIRST SETTLEMENT



This Silver Springs Entry (flag) parcel is part of our Parley's Park earliest Euro American settlement history in Summit County. One small portion is still in the Pearl S. Snyder Revocable Trust (PP-98-X).

Our south entry on Silver Springs Drive and Highway 224 was the original site of the Sam Comstock Snyder gristmill built around 1852. When you enter our Silver Springs Communities on your way home you can be proud to live in the area that was settled first as the choice location to live and raise a family. Silver Springs still lives up to that perception.

To read more about our local Silver Springs History see: <http://www.silverspringshoa.org/history/> Other early photos and information are found throughout our website.

If you have additional information or photos please share them with us. Contact Lucy Archer or email sssfoa@gmail.com

✕ Calendar Item:

Annual Silver Springs Picnic will be held 4:00 PM Friday, June 20 Info at: <http://www.silverspringshoa.org/2008/05/01/annual-silver-springs-picnic/>



Ron Wilstein, a local realtor has researched the Silver Springs market and produced a short Webinar. The link to view this information is on your home computer is at :<http://www.silverspringshoa.org/2008/04/18/silver-springs-webinar/>

One of his suggestions for increasing our property values is to follow the CC&Rs and Architectural Guidelines for our HOA. Having a unified and supportive membership helps each of us and our collective appearance. If you want to maximize your property value then it is important to maintain your yards, plant trees and maintain them correctly, keep your home painted and fresh, do not park non-compliant items or vehicles on your driveway or in the street in front of your home. See the ARC and CC&Rs on our website if you have misplaced your hard copies. <http://www.silverspringshoa.org/hoa-docs/>

We are aware there are other Realtors in our SS community. We welcome your comments on retaining property values and market stats.



If you are planning to re-roof, remodel, change your mailbox, put up an antennae, work on your fence, or make landscape changes 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/>

ARC Committee Board Members to contact:

Dave Coelho 655 -2702
Sue Pollard 649-9824
Bill Gunter 615-2724

Board Volunteers:

Paul Stangeland 649-2156
John Coursen 731-0366
Dave Hernandez 658-1306
Clay Archer 649-4663

NEW SIGNS COMING THIS MONTH



New signs, like the one above, will be installed throughout Silver Springs, to replace the worn blue signs. Look for these new, long-lasting metal signs at neighborhood amenities. If you are interested in using the tennis courts contact Robyn Bailey 645-9342 for the keypad code.

COMMUNITY GARDEN? BOAT LAUNCH? LANDSCAPE AS SECOND PARK AREA?

Silver Springs Master Association owns a dozen or more small parcels, one of the larger parcels is between the Silver Springs large lake and Hwy 224 (SOS-A-Berm) is 5.21 acres and is next to another parcel (known as the South Berm) from out south entry leading northward, is 6.8 acres. Together they are just over twelve acres. In comparison our present park is 2.01 acres. There are other parcels north of these two which can be included later.

It is proposed that the MA Board seek bids to x-landscape, plant trees, and shaded picnic tables for use by the Silver Springs Community. Send your thoughts and input to sssfhoa@gmail.com



S.S. HOA MAILBOX SURVEY

Attached is a Mailbox Survey that addresses the concerns and suggestions of some of our residents.

Before completing our examination of the Silver Springs mailbox issue we are providing each member with the opportunity to give input and provide comments. This survey also at : <http://www.silverspringshoa.org/hoa-docs/application-forms/application-mailbox/>

MAILBOX SURVEY

The Board has received a number of comments from Silver Springs residents regarding our mailboxes. This last winter, and the speeding snowplows, were pretty hard on them. Some folks have remarked that since so many mailboxes are currently in need of repair, repainting, or replacement that this makes a good time to update or change our mailboxes. Before making a decision we are gathering information and input from all our residents. The best decisions are those made together.

1) Are you satisfied with the style and function of our signature wood mailboxes?

Yes No Explain _____

2) Do our current mailboxes seem outdated and in need of renovation?

Yes No Explain _____

3) Do you think we should replace our mailboxes with ones similar in style and color to the replacement mailboxes at North Shore but with small lamps per our CCRs?

Yes No Explain _____

4) Should it be mandatory to replace current mailboxes to a conforming style?

Yes No Do you have a style you recommend? _____

5) If it is mandatory to replace mailboxes to a conforming style should it be with or without a deadline?

With Without Explain _____

Grandfather existing mailboxes in good condition? Yes _____ No _____ Explain _____

6) If it is not mandatory to replace mailboxes to a conforming style should there be a minimum standard more than those given in our HOA DOCS?

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

Yes No Explain _____

7) Should we remind folks to promptly and continually maintain their mailboxes and the yard lamp they contain, as specified in our AR&Gs, to preserve the good appearance of our neighborhood and the kind thoughts of our neighbors?

Yes No I promise to keep my mailbox straight and attractive.

Comments:

Mail this survey to : SSSFHOA 4574 Silver Springs Rd. Box 13, P.C., UT 84098-6073

Or give to Lucy Archer Responses due by May 19, 2008

Results will be reported in next Newsletter.

Your Lot #

WRITE COMMENTS HERE:

Lot # _____

Place
stamp
here

SILVER SPRINGS HOMEOWNERS ASSOC.
4574 Silver Springs Road, Box 13
Park City, Utah 84098-6073