



Silver Springs Single Family HOA

June 2010

NEWSLETTER

SILVER SPRINGS HOMES ON TODAY'S MARKET

Rob Harris of YouInParkCity.com has an easy to use web site that allows you to see all the properties now available for sale in the Silver Springs Community.

- Go to YouInParkCity.com
- Neighborhoods (center menu)
- Click on "Silver Springs Area"
- Click on [Northshore](#) or [Silver Springs](#)
- At bottom of page click on "Search Silver Springs Community For Sale"

- Click on "View Details" for each property pictured on this page.

Another way to Search is from the Homepage

- [Search Map for Homes](#)
- Select Area (Silver Springs)
- Property Type (Single Family)
- Click on Search button
- Click on house icon anywhere on the map.
- Property Details
- View Details
- Property Details, address
- Street view (bottom of page)

There are 15 homes for sale with prices ranging from \$425,000 to \$1,495,678. The average days on market are 147.



JULY 31 ANNUAL HOA PICNIC

This year's Annual Silver Springs Single Family Picnic is scheduled for Saturday, July 31, 2010, at the Silver Springs Park on the south end of the Silver Willow Lake. Festivities to commence at 5 p.m.

Members are to provide their own grilling items that can be prepared on the Park grill. As usual each family is invited to provide a salad, casserole, beans, vegetables, or dessert item to share with the other attendees. Eating utensils, plates, cups should be provided by each family for their personal use. This will reduce the amount of trash produced and will be environmentally more responsible. The HOA will provide soft drinks. If you do not use carbonated drinks please provide your preferred items.

Plans for entertainment include live music and a bounce house.

SSSF ASSOCIATION BUDGET by Bookkeeper Lyn Cier

	Jan 1 - Jun 22, 10
Ordinary Income/Expense	
Income	
2007 HOA Dues	225.00
2008 HOA Dues	500.00
2009 HOA Dues	1,790.00
2010 Annual Dues	62,495.41
Total Income	65,010.41
Expense	
Accounting Audit	0.00
Activities	20.00
Awards	100.00
Bookeeping	740.00
Computer	0.00
Copying	186.90
Drainage	0.00
Filing	0.00
Insurance	571.00
Legal Reserve	0.00
Operating Reserve	0.00
Postage	353.00
Registration Fee	0.00
Silver Springs Masters Associat	33,075.00
Supplies	197.24
Taxes	0.00
Web Site	350.00
Total Expense	35,593.14
Net Ordinary Income	29,417.27

Popular Community Website

The free and open Silver Springs Community website, www.silverspringscommunity.com/ began in 2000, includes all the 14 subdivisions within our Community. Stay up to date on Community current issues. Type a Silver Springs topic into the **Keyword Search** field to find what you need. Or click on the Homepage menu "[Community Subdivisions](#)" line or on the "[Master Association](#)" line on the same menu to find your subdivision on the Index that will appear.

All Community residents are able to locate the boards' officers names and contact information, a Homepage up-to-date calendar for events, all the [legal documents that govern the Master Association](#); or HOA Budgets, Bylaws, CCRs, plat maps; the Minutes of the Board meetings; required forms for mailboxes, remodeling, etc.; [Yard Tips](#) to identify pests and maintain your landscaping; Neighbor News; a free Community Businesses Directory; [History of the lakes](#) and [our area](#); and a [Blog](#) for all your comments and concerns.

For further information write to sscommunityut@gmail.com

Association Vote for Capital Improvements was not Implemented by MA or SSSFHOA Boards

It is unknown how many SSSF Members have paid the capital improvement assessment of \$182 for the MA. This year there were two charges made from the Master Association to the Members in 2010 representing a 200% increase for a total of \$357 -- \$175 for the annual MA dues and \$182 for a capital improvements assessment totaling \$135,000 for work on the Little Lake gates and dam.

Since 2005 when the annual MA dues were increased to \$175, the largest expenditure of the SSSFHOA is the \$33,075 that is charged by the MA. This year the MA assessment will increase the expenditure to \$67,473.

The Little Lake is essentially a [private amenity](#) for lake front owners. The Community Group has proposed that it therefore should be deeded to the 25 property owners who solely benefit from it, and as cited in other neighborhoods with lakes that benefit only the perimeter property owners. See the 1990 SouthShore plat map and the [Private Enjoyment Easement Agreement](#). The lakes were transferred in 2004 from Mountain Regional Water to the MA Homeowners through the efforts of two lake view owners, Eric Fraleigh and Les Carriel, with the help of Commissioner Bob Richer. This was done without the approval or vote of the Community Members.

On Feb. 9, 2010 the MA board presented a Budget at the "Annual Meeting" amidst overwhelming protest to the \$182 per unit assessment. The MA board chose not to take it to a vote. The denial of a vote by the MA Members for this capital improvement assessment is in contradiction to the **1990 MA Bylaws** "Article III. Meeting of MEMBERS, Section 5A. Quorum. Fifty-percent (50%) or more of the Members, either present in person or by proxy, shall constitute a quorum for any and all purposes, except in special assessment circumstances, in which the express provisions require a sixty-six and two-thirds (66 2/3%) percent vote of the members present."

And **SSSFHOA CCRs** "Section 4. Special Assessments for Capital Improvements. In addition to the regular assessments authorized above, the Association may levy, in any assessment year, a special assessment for the purpose of defraying, in whole or in part, the cost of any construction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of a two-thirds majority of the combined votes of membership entitled to vote and who are voting in person or by proxy at a meeting duly called for this purpose."

Both boards neglect of these provisions makes the \$182 unlawful and unenforceable for collection until a vote is taken of all the Community property owners and passes.

Our Community "Tea Party" or "Community Organizer" group or whatever you choose to call us, began with 35 Members in a network of neighbors who feel it is important to take action to fix what is broken in our HOAs. We know this can be accomplished with Member interest and support. We will provide reliable information as we find it via email and on the www.silverspringscommunity.com website, and with occasional fliers to those Members we cannot reach with email.

We encourage your comments, and input to sscommunityut@gmail.com. We can reset Silver Springs on a positive course and streamline the Master Association and its ever-increasing expenditures. We have collected a large stack of Member ballots and continue to encourage all Members to participate by returning their ballots. It is easy to participate; all that is required is a few clicks.