



Silver Springs Single Family HOA Fall

Newsletter

November 2011

Board of Trustees Vote Completed on Two An- nual Meeting Dates

Three members were elected and one reelected to the Silver Springs Single Family Home Owners Assn. board of trustees as two sessions of the association's annual meeting were concluded in Oct. and Nov. Failure to attract enough attendance and proxies for the initially held meeting Oct. 11 to constitute a quorum required convening a repeat meeting Nov. 8, when proxies submitted and members attending -- at St. Luke's Episcopal Church -- qualified as a quorum for holding elections and discussions.

Elected as board newcomers were **Shirlee Sanderson, Gary Milkis and Dwight Hibdon**. The reelected incumbent was **Rick Krebs**. All terms are for two years.

They will join three members completing two-year terms, Board Vice President Ed Cody, CC&Rs Enforcement Committee Chairman Tracey Douthett and Publications Committee Chairman and Treasurer Jim Harsch. Rick Krebs is board secretary and Underdrain Committee chairman.

Choosing not to run for reelection were: Board President Harry Fuller, Architectural Committee Chairman Brian Robinson and Website Manager Kristian Mulholland. Fuller completed one and one-half terms, having first been appointed to fill a vacancy; Robinson fulfilled a two-year term and Mulholland two terms. Installation of new members and election for board officers will be conducted at the board's December 6 meeting.

Annual Meeting Discusses CC&Rs Change, Enforcement

By Tracey Douthett

SSSFHOA CC&Rs Committee Chairman

Membership discussion during the association's Oct. 11 annual meeting generally favored some amendment to the association's Covenants, Conditions and Restrictions that control place and duration of cars parked in driveways, visible from adjacent streets. Some specific changes were suggested, but no overwhelming popularity for any change was voiced, which seemed to coincide with results obtained from a survey circulated by the association Board of Trustees.

Disputable driveway parking is a persistent CC&Rs enforcement problem, since Article X, Section 9 limits such parking for most vehicles to four consecutive days, followed by at least six hours removal before the allowable period resumes. How, first, to monitor this and, second, how to, then, punish non-compliance? Survey results, obtained from less than 50 percent of the membership, favored amending the article, but by conservative margins. The survey questions, paraphrased, and results were:

Should Article X, Section 9 be revised? Yes, 51. No, 30.
Do you know (the section) forbids autos from storage/parking within view of the street and general common areas: Yes, 41. No, 43. **Should autos be removed from the restrictions?** Yes, 50. No, 31. **Should restrictions be revised to allow storage/parking of restricted vehicle (no permit required) during June, July, August, September, deleting the 6 hour vacation provision, and then requiring permit-restricted storage/parking of restricted vehicles (permit required, short duration) Sept. -May?** Yes, 45. No, 36. **Did you know an application for temporary RV parking permit (variance request) is on the SSSFHOA web site allowing for short term parking a maximum period of 1 week, including the 4-day initial long-term parking allowance?** Yes, 21. No, 51. All questions were not answered by every member returning marked surveys.

Oct. 11 discussion elicited the suggestion that the 4-day limit be increased to 5, allowing weekends to be included, accommodating recreation vehicles usually parked in driveways during that period. Another idea proposed was simply declaring an open parking "season," specifically June through September, summer months when recreation vehicles are more likely to occupy driveways. **Continued on Page 4.**

President's Message

SSSFHOA Problems, Promise Worth Concern, Effort

Clearly, effective compliance with the association's Covenants, Conditions and Restrictions (CC&Rs) and Architectural Committee rules has again become the most provocative concern for members. That was demonstrated by robust discussions during this year's two annual membership meetings about how and why these requirements are either too much ignored and or less than uniformly enforced.

While it's difficult to avoid the notion that too many members have never read the CC&Rs and/or Architecture Committee rules, more to the point is that refusal to comply by some who have magnifies the problem. Persistent noncompliance by homeowner members after being informed of infractions confirms that and to a degree that the current board of trustees is verging on approving a progressive fine schedule for noncompliance cases.

That project met with general approval during the annual meeting, second edition, Nov. 8. Discussion seemed to identify the most egregious CC&Rs violation as recreation vehicles (RVs), including boats,

parked far too long in homeowner driveways or alongside garages, visible from the street, usually in summer. A permitting process already exists for reasonable extended RV stays in driveways and members are advised to check the SSSFHOA website for such permission, but, obviously, by popular demand, strict enforcement is approaching for members who either ignore or defy restrictions.

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Board of Trustees

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Modest Costs, Timely Dues Justify Budget

By Lynn Cier
SSSFHOA Bookkeeper

Absent currently unforeseen financial expenses, the Silver Springs Single Family Home Owners Assn. is on steady track to meet its goal of maintaining a \$24,000 savings account reserve, envisioned by the assn. board of trustees as a budget shock-absorber. Punctual dues payments this year significantly aided these developments.

Over 90 percent of members met in full their 2011 dues obligation. The few in arrears have been contacted; some have arranged payment plans with me; regrettably a few may compel collection actions mandated by assn. CC&Rs, including late fees, interest payments and, if necessary, property liens, something no one should prefer. As mentioned, ways, such as installments, can be created to avoid extreme collection methods.

This year's major assn. expenditures resulted from annual picnic/cookout costs; underdrain system maintenance; some printing and mailing requirements, such as dues notices, election ballots and newsletter publication. Of course, \$175 of the \$250 annual dues assessment goes to the Silver Springs Master Assn. HOA for upkeep of common property used and relied on by 14 HOAs including ours. And, incidentally, newsletter costs were substantially less than last year because board of trustees member Jim Harsch contributed his personal printing capabilities to the process.

Again, to sum up, SSSFHOA members generally earned a huge "well done" for keeping their HOA solvent and financially robust. That situation -- maybe one of the most enviable in the Park City area -- should continue as long as no unanticipated calamity occurs. But, also once again, a healthy "reserve" now exists to deal with surprises. So, congratulations to members who have helped keep SSSFHOA one of the Park City's area's most desirable places in which to reside. To those who still need to make dues payment arrangements, please contact me at: 649-8722 or lcier@aol.com.

Generally, Silver Springs Got Tax Reductions in 2011

Emphasizing a difficulty in being too specific, Summit County Assessor Steve Martin was willing to suggest that Silver Springs Single Family Home Owners Assn. property values for tax purposes this year declined, doubtless reflecting a listless real estate market statewide and nationally, caused by a becalmed economy.

Although property tax levies applied by 11 separate taxing districts determine an SSSFHOA homeowner's total 2011 tax bill, those homes revalued downward by real estate market trends could have received a lower property tax bill this year.

Again, Mr. Martin cautioned, the actual assessments would vary, depending on age, location, size and comparable recent home sales. Generally speaking, newer, larger homes and those given added or substantial improvements, would gain a higher comparable assessable value for tax purposes.

That taxing district tax levies did not uniformly increase as market-driven property values declined is notably surprising. Tax officials usually expect that when property-owners benefit, for tax purposes, as assessable value on their homes and lots drop, taxing districts, feeling resulting revenue reductions, counter the saving by enacting higher tax rates. This year, however, most taxing districts affecting SSSFHOA property refrained using such a recapture.

Some association property owners received reductions in the \$200 plus range. Those who missed such a benefit, Mr. Martin explained, probably owned newer homes or had made valuable improvements or additions. Even at that, it was pointed out, the valuation would not have been as high as it might have been for tax purposes last year. Countywide, assessments this year fell generally 13 percent. Consequently, lower tax bills were possible throughout the county, but not everywhere, he said. While sales facts reduced market values generally, he added, remodeling and additions plans submitted to the county totaled no more than 5 projects during the past property valuation period. SSSFHOA Architecture Committee Chairman Brian Robinson confirmed that improvement and remodeling plans submitted this year to the committee reflect that downturn, being considerably fewer than during previous years.

SSSFHOA Maintenance Protects Property-Owners

By Rick Krebs

Underdrain Committee Chairman

In accordance with a proactive maintenance program established by the SSSFHOA board of trustees, the underdrain system transitting association neighborhoods got spring and late summer power hose treatments, which seems to be working as intended -- clearing obstacles. No serious property damage traced to the system was reported this summer even though water runoffs were unusually heavy.

The system was mandated by Summit County and installed when development occurred 30 years ago. It was eventually forgotten until water seeps appeared a couple of years ago, traced to underdrain back-ups caused mostly by soil and vegetation root blockage. While record searching by SSSFHOA resident Bill Noland -- now an assn. underdrain committee member -- and former Board of Trustees President Bill Gunter mapped most of the system's network, it did not determine precisely how ownership was transferred. Until that can be verified, the board has assumed responsibility for preventing underdrain-caused property damage within assn. neighborhoods.

A root clean-out attempt in August became blocked by a previously unknown crushed section of line. If monitoring shows this threatens homeowner property or county streets, excavation and repair can occur. The August work did, however, help uncover more underdrain locations.

Water in crawl spaces and streets led over two years ago to rediscovering the underdrain. It consists of an 8" by 12" perforated pipe surrounded by gravel and varies in depth from 4' to about 10'. Its manholes are typically located behind street curb lines or on property lines between home sites. Future deterioration may require digging for currently landscape-covered manholes. Incidentally, a big seep in Willow Lane this summer was caused by a Mountain Regional Water gasket breach. **Cont'd Page 4**

President's Message

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Neither are Architectural Committee rules, for both new construction and remodeling, idle pronouncements. They require homeowner notice of intention, including plans, proposed materials and a refundable deposit. The same applies to extensive landscaping. Approval granted by the committee before work begins is essential. Appeals are available, but the process has always been and continues to be crucial to preserving association purposes. And, according to annual meeting comments, still demanded by the association's membership.

Pleasantly, most homeowners do comply when asked to do so for inadvertent or careless violations. And, in fact, board members agonize over getting tough on CC&Rs and Architectural Committee violations, seriously analyzing possible precedents, considering mitigations. But ultimately, the printed, published and generally accepted requirements for residing comfortably and agreeably in SSSFHOA neighborhoods must be emphasized when necessary. And firmly enforced when that becomes unavoidable.

Finally, serving on the Silver Springs Single Family Home Owners Assn. board of trustees, the last as president, has been, personally, a helpful way to gain perspective on and better understanding of community interests and priorities. In particular, it was a pleasure associating with board members and budget guardian Lynn Cier, all of whom genuinely embrace the best interests of this association and its neighborhoods as their inspiration for volunteering time and effort.

The workload was tolerable since board members willingly, capably share responsibilities. Ongoing assn. challenges are worth everyone's necessary involvement -- board members as well as resident members. This association's outlook remains bright and promising. My wife Janet and I are proud and pleased to be members of the SSSFHOA community and look forward to the comfort, convenience and congeniality it abundantly bestows. *Harry E. Fuller Jr., President, SSSFHOA Board of Trustees.*

Building, Remodeling, Still Need Committee Review, Response

By Brian Robinson

Architectural Committee Chairman

Association homeowners planning any construction, remodeling or extensive landscape work on the premises still need to obtain the association's architectural committee's review, response and approval. If such plans are being made for the summer months, early spring contact with the committee would be a good time-saving move. Punctual notice, in any case, is always wise so both committee and homeowners can efficiently coordinate necessary responsibilities. The appropriate instructions and requirements can be found on the SSSFHOA website at www.silverspringshomeowners.com, "Documents" window.

Although the board of trustees and committee are gathering information on a recurring recommendation that new-type metal roofing should be specifically permitted for association homes, no decision has yet been made. Consequently all requests containing proposals to use such roofing material must routinely be submitted to the architectural committee for review, no exceptions. The topic was discussed at this year's annual meeting, first edition, and the general consensus was negative.

CC&Rs Change, Enforcement

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A consensus seemed to exist for at least extending the time vehicles can be parked in driveways.

What did emerge was sentiment favoring CC&Rs enforcement so the association's neighborhoods don't descend into unsightly "trashiness".

Underdrains

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While the committee believes maintenance is protecting assn. homeowners against underdrain failure, members can help by reporting any suspicious water pooling on their property, in their homes or adjoining streets, particularly along the street-side property line. Since the system's primary purpose is to collect and carry-off sub-soil drainage, such problems may not appear until next spring, but, because all sections have not been found, that isn't guaranteed. Reports can be made to me at richardkrebs@msn.com or Bill Noland, recon009@earthlink.net

Knowing Assn. Rules Vital

Incidents occurring recently within the SSSFHOA indicate needless inattention to the association's By-Laws, CC&Rs and Architectural Committee (AC) requirements.

"A responsibility of being an SSSFHOA member is the obligation to at least become familiar with formal requirements involved," said Harry Fuller, SSSFHOA board of trustees president.

"A lot of regrettable difficulty can be avoided," he added, "if homeowners affected by longstanding association sanctions would instruct themselves on all rules and regulations, first, when they become association residents and, second, when they plan any property additions, improvements, remodeling or rehabilitation."

By ignoring this, members risk being required, by the very formalities they, then, violate, to expend more effort, absorb additional costs and create disputes damaging to what would otherwise be a mutually pleasant residence in the SSSFHOA community, Mr. Fuller said.

The awkward incidents referred to would have been avoided if easy compliance with clear, not burdensome association requirements had instead occurred, he concluded.

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