



Silver Springs Single Family HOA Summer Newsletter June 2012

Being A Good Neighbor

By Shirlee Sanderson, SSSFHOA Board Vice President

Spring is here and Summer will soon be upon us! It's time for us to come out of hibernation, greet and reacquaint ourselves with each other.

What does it mean to be a good neighbor? Being friendly, using common sense when dealing with each other, and being considerate of other's property is what comes to my mind.

We live in a very attractive neighborhood and your HOA Board would like to share some food for thought.

Offering to help a neighbor with chores such as mowing or leaf blowing and snowing blowing this winter would be greatly appreciated. If you have a common fence, offer to do maintenance together. It's a great way to get to know each other better. With yard work in mind, keep weeds down so they won't spread throughout the neighborhood on our windy spring days. All of this adds to the curb appeal of our properties.

Since we live without sidewalks, it's imperative to observe the signed speed limit of 25 mph. We need to be careful of children playing near the street, as well as, walkers and bikers.

And for those of you with dogs, your neighbors most certainly appreciate that you not allow them to bark freely, especially after 9 p.m. If your dog is allowed to roam throughout the neighborhood, it is not appropriate that their feces are left on a neighbor's lawn.

Please talk to your neighbor first about issues or concerns you may have that may or may not violate the CC&Rs. Be careful of any noise or visual nuisances. Often these issues can be resolved without going to an HOA board member. Communicate!

Continued on Page 4

President's Message

by Tracey Douthett, SSSFHOA Board President

What strange weather we've been having! I hope you've all been able to tie down your patio furniture and small dogs before the wind took them all away! There have been moments where I felt like I was Dorothy in the Wizard of Oz and my dog Cleo was starting to resemble Toto.

Well, your Homeowners Board has been able to buck the wind and meet regularly the first Tuesday of every month at St. Luke's Episcopal church. As you know, everyone in the community is invited to attend and participate. Additionally, three new Board seats will be opening up this Fall and I encourage anyone who wishes to add their voice to the community governing Board to speak up and be counted. I believe that the more we mix it up on the Board, the more interesting the discussion and the more voices get heard! Really consider participating on this friendly and welcoming Board of Trustees.

The last 6 months or so the Board, at its regular meetings, has discussed and refined a fine schedule relating to violations of HOA covenants. The CC&Rs grant the SSSFHOA Board of Trustees the authority to enforce the restrictive covenants with the action of imposing fines against lots that are in violation. The Board has crafted and adopted this fine policy; one it finally felt comfortable with and which all felt gave teeth to the covenants. After numerous iterations and a 30-day posting of the final Draft on our HOA's website the Board at its May meeting approved and adopted the policy. For all Silver Spring Single Family residents the details of the Fine Schedule follow:

Continued on Page 3

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www.silverspringscommunity.com

Covenants Codes and Restrictions Hot Topics

by Dwight Hibdon

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These are a few of the hot topics that other Silver Springs residents have asked about in the last little while:

Driveway Parking - A request for a permit to parking a vehicle in your driveway for greater than four days during the summer months (May through the end of September) can be made to any Board Member. This permit is then attached and displayed on the vehicle and visible to the street. Residents should, however, do their best to park where the vehicle is normally stored.

Garbage Cans - Garbage cans should be stored in a location not visible from the street.

Home Occupancy – No more than one family should occupy a home in Silver Springs.

Also, if you think you can spare a half an hour a month and are up for meeting some of your Silver Springs neighbors, your assistance on the CC&R compliance committee would be greatly appreciated. The committee follows up on complaints made to the committee and makes sure compliance with the CC&Rs is being achieved community-wide. Please call today if you can help, Dwight Hibdon 640-4434, if you are interested .

Our HOA Finances Are Right On Track

By Lynn Cier, SSSFHOA Bookkeeper

As of June 1st 80% of the property owners in the neighborhood have paid their 2012 dues or made arrangements to pay in installments. The deadline this year was April 15, 2012. If you have not and cannot pay in full please contact Lynn Cier (lcier@aol.com or 649-8722) immediately or you will be considered in arrears. Keeping the payment to \$250 this year should have helped homeowners make timely payments. Fortunately, the Board does not see any major expenses ahead – so we hope to be able to continue to bolster our savings account should an unforeseen event occur.

We have included an invoice with this newsletter should you still owe 2012 dues or have outstanding assessments from prior years. Again, please respond to this invoice immediately to avoid additional late payment and interest fees. If the Board finds that there is no response from the homeowner in arrears, it may be necessary to file a lien on the property until the accounts are reconciled.

Thank you for your timely payments – your dues help us continue to keep Silver Springs one of the most valued neighborhoods in Summit County to reside!

President's Message—continued from Page 1

PERMITS, ARCHITECTURAL - Failure to apply for and obtain required SSSFHOA Architectural Committee review and approval/permits for home site construction and/or other property improvement as regulated by the Architectural Rules of the CC&Rs for Silver Springs Single Family HOA:

\$250 Minimum - \$1,000 Maximum at the discretion of the Board of Trustees. For construction that is in progress, homeowner or occupant is required to obtain SSSFHOA Architectural Committee review and approval/permits within 48 hours of notice.

PROCEEDING WITH CONSTRUCTION THOUGH DENIED APPROVAL - SSSFHOA Architectural Committee denial of approval yet proceeding with property construction and/or improvements: Violation Notice/Stop Work Order is issued; Homeowner or occupant is required to cease construction and correct the violation by applying for and obtaining approval within 48 hours of Violation Notice/Stop Work Order. If no remedy provided within 48 hours of violation notice, fines are instituted (48 hours after the violation notice is given, the period does not re-set; construction shall not be permitted to resume until approval is obtained):

\$1,000 Minimum - \$5,000 Maximum at the discretion of the Board of Trustees.

OTHER CC&R NON-COMPLIANCE - Failure to comply with Covenants, Codes & Restrictions:

A. First official violation notice issued. Homeowner or occupant is required to correct the violation within 1 week of first violation notice.

B. If no remedy provided, Second official violation notice issued, homeowner or occupant is required to correct the violation within 10 days of first violation notice, or fines are instituted:

\$250 Minimum - \$1,000 Maximum at the discretion of the Board of Trustees.

C. If no remedy provided, Third official violation notice issued, homeowner or occupant is required to correct the violation within 10 days of second violation notice, or fines and property lien are instituted:

\$250 Minimum - \$1,000 Maximum at the discretion of the Board of Trustees, and property lien filed.

D. For each day property lien is unsatisfied:

\$150 plus related attorney fees.

PARKING VIOLATIONS - Included in, but not limited to, Article X, Section 9 of the CC&Rs for Silver Springs Single Family HOA.

A. First official violation notice issued. Homeowner or occupant is required to correct the violation within 3 days of receiving first violation notice.

B. If no remedy provided, Second official violation notice issued; homeowner or occupant is required to correct the violation within (1) one week of receiving first violation notice, or fines are instituted:

\$100 Minimum - \$250 Maximum at the discretion of the Board of Trustees.

C. If no remedy provided, Third official violation notice issued; homeowner or occupant is required to correct the violation within (2) two weeks of receiving first violation notice, or fines are instituted:

\$100 Minimum each day thereafter up to 60 days

FAILURE TO REMEDY VIOLATIONS AND/OR PAY THE ABOVE FINES WITHIN 60 DAYS:

A. Lien will be filed against the property in violation

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Silver Springs Property Market Tightens Summer 2012

by Jim (SSSFHOA Board Member) and Billie Harsch

Associate Broker – Agent, Keller Williams Park City Real Estate

The Silver Springs Single Family neighborhoods, including Silver Springs, Southshore and Northshore have stabilized and even tightened in the last year due to reduced available inventory. For all of 2011, there were 15 home sales at an average price of \$594,433 or \$208 per square foot. Through May 31, 2012 there have been 4 home sales (compared to 2 in the same period of 2011) at an average price of \$576,700 or \$205 per square foot. There are only 6 active listings in the neighborhood, with an additional 2 short sales under review by the bank.

The overall Park City Single Family home market is about even compared to the same period in 2011 for homes sold, average price, and overall Gross Sales Volume. The Thaynes Canyon, Prospector, Park Meadows, Kimball, Pinebrook, and Trailside neighborhoods have all experienced significant increases from last year. Although there remain some distressed sales, they are not a major factor in the Park City market and there are much fewer “deals” coming to market.

Although we do not see a dramatic increase in the Park City and Silver Springs markets, it does seem that the market has stabilized and the area is still a very attractive place to live.

Being a Good Neighbor -Continued from Page 1

And remember to get Architectural committee approval for: exterior remodeling, landscaping, house painting, re-roofing and fencing.

Also if you have an RV or boat that will be in your driveway for more than 4 consecutive days, apply for a permit. Check our website at www.silverspringscommunity.com for CC&R details, permits, and approved mailbox designs before replacing yours. See Dwight’s column for more details.

These are just a few friendly suggestions for helping keep this beautiful area the most pleasant and treasured neighborhood to live. And, see you around the neighborhood!

Getting To Know the U.S. Constitution (and the SSSFHOA Architectural Rules)

By Ed Cody, SSSFHOA Architectural Committee Chairman

The Architectural Committee Rules are posted on the www.silverspringshomeowners.com website under “Documents”, and contain information on not only new construction and remodels, but also just about everything you do to the outside of your home. At 18 pages, they are only slight longer than The Constitution of the United States, and like the Constitution, they give some insight as to what our founding persons had in mind. They are well worth the read and I think you will find some surprising things in them. I know I did. Your awareness and understanding of the Architectural Rules for Silver Springs will help you avoid a lot of unnecessary heartache, melodrama and futility when you go to construction only to find out the lime green you wanted to paint your house was just a little too bright.

Also, anyone interested in having a seat on the AC committee, please let me know. There’s virtually no work involved; we just need your opinion a few times a year. If you have expertise in architecture, construction, or materials, all the better. We take all comers, as it’s a great way to meet your neighbors and share a few laughs.

Visit the Silver Springs Community Website – It’s A Trip!

By Gary Milkis, Website Manager

Our Silver Springs website is located at <http://www.silverspringscommunity.com> and is managed by the Silver Springs Single Family Homeowners Association Board.

The website has valuable information for both residents and persons interested in learning about our neighborhood. Residents can access specific Homeowners Association documents such as Bylaws, CC&Rs, Architectural Committee Rules, Board Meeting Minutes and a Map showing the location of the Homeowners Association boundary. Residents can also use the website to report issues and give feedback to the Board.

Our website has many useful links to local sites such as Government, utilities, schools, destinations and events surrounding our community. If you haven’t logged on yet to visit our website, please do so and we hope you find it useful.

Scan the Following with your Smartphone



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