



# SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSOCIATION

SUMMER 2015 NEWSLETTER  
[silverspringshomeowners.com](http://silverspringshomeowners.com)

## CC&Rs UPDATE

Your Board of Trustees has taken on the monumental task of having our Covenants, Conditions, and Restrictions (CC&Rs) re-written to bring them up to current statutory format and content, and to make them more clear and concise. The effort began in late winter and to date the Board has reviewed two drafts of the documents being prepared by our legal team, Morris Sperry. Our goal is to have a draft for review by all of the Members by late summer. (Yes, you get to review and give input too!) **A BIGGER AND MORE IMPORTANT GOAL is to have a final AMENDED AND RESTATED DECLARATION OF CC&Rs to put to vote at our Annual Meeting in October. Please keep in mind that YOUR INPUT IS VITAL and YOUR VOTE IS ESSENTIAL.** Keep yourself apprised of your opportunity to review and provide input by going to the SSSFHOA website at [silverspringshomeowners.com](http://silverspringshomeowners.com), or contact a Board member.

## IMPORTANCE OF CONSISTENT ENFORCEMENT

In order to maintain the integrity of our CC&Rs, we must enforce them as consistently and uniformly as possible. Our recently-hired property manager, Property Management Associates (PMA), regularly inspects our neighborhood and sends infraction notices, levies, and collects fines. If you receive a notice of infraction and feel it is not applicable, please

contact us and we will work towards a resolution with you.

## ARCHITECTURAL GUIDELINES REWRITE

Like our CC&Rs and By-Laws, our Architectural Guidelines (many of which are over 30 years old) are in need of updating. Our Board is considering new construction materials, technologies, and designs, which will harmonize with our neighborhood. Your Board will update the Architectural Guidelines after our updated CC&Rs and By-Laws have been adopted.

*Reminder* – The Architectural Review Committee (ARC) must approve any change(s) to the exterior of a property. The full list of rules can be found in our CC&Rs on our website.

## ANNUAL HOA MEETING

Mark your calendar for **Tuesday, October 13, 2015 for the Annual HOA Meeting being held at St. Luke's Church commencing at 7:00 PM.** At the meeting we are anticipating the final draft of our document rewrites to be discussed and adopted. Election of the Board of Trustees will also take place. *See you there!*

## PMA UPDATE

The SSSFHOA has enjoyed its affiliation with PMA, our contracted property manager. PMA's responsibility of managing clerical day-to-day operations and enforcement issues has allowed your Board of Trustees to focus on matters that



improve our neighborhood and protect our property values.

### **UNDERDRAIN UPDATE**

The underdrain system controls the ground water under the Silver Springs HOA area. Even during this dry part of the year, the flow rate through the system is currently slightly above the observed minimum flow. Your HOA continues to accumulate funds for this purpose that will pay for the regular maintenance of the approximately 30% of the underdrain system that is currently accessible. The funds will also pay for unpredicted short-term maintenance, if necessary. When our HOA has accumulated sufficient funds, we will contract for a complete survey of the underdrain system to assess future actions to consider. A map of the drain lines is available on the HOA website at [silverspringshomeowners.com](http://silverspringshomeowners.com).

Please help us by notifying Mark at PMA, 435-645-7788, [mark@pmaparkcity.com](mailto:mark@pmaparkcity.com), if you observe pooled or running water that does not have an obvious source.

### **CALLING ALL PROSPECTIVE NEW BOARD MEMBERS**

It's never too soon to start thinking about becoming a new member of the Silver Springs HOA Board of Trustees. Please contact a current Board member (see contact info at end of newsletter) if you have questions about the commitment involved. We only meet once a month and our job is now much easier having a property management company taking care of enforcement and bookkeeping issues. This is a wonderful way to meet your neighbors and share your vision for how to keep Silver Springs great and make it even better. **Election of new Board members will take place at our Annual Meeting on October 13<sup>th</sup>**. New Board members will have continuing Board members available to assist them. We look forward to hearing from YOU that you will consider this opportunity to serve.

### **SEND YOUR EMAIL ADDRESS TO PMA**

Every time the SSSFHOA Board sends a mailing to Members, it costs homeowners approximately \$200.00 in materials and postage. Our upcoming CC&Rs rewrite will require all homeowners to receive a very large draft document before we are able to vote on adopting new CC&Rs. There are 187 lots in Silver Springs, so it is obvious this will be a costly project if we don't use electronic communication. Consequently, the Board would like to collect everyone's email address. Please take the time to send an email to Mark at [mark@pmaparkcity.com](mailto:mark@pmaparkcity.com) with "SSSFHOA Email List" in the subject line. Your email address will not be shared and the Board will keep emails to a minimum. Thank you in advance for keeping expenses down by making this small but important effort a priority.

### **NEW WEBSITE**

The SSSFHOA is working to create a more usable and useful website to improve communication amongst Members and to accurately promote Silver Springs as the desirable community it is to prospective homebuyers. We're in the early phase of development and welcome any input on features you would like added or removed from our current website. Please contact Lisa Kirchenheiter at her email below.

### **SUMMER NEIGHBORHOOD PARTY**

It's that time of year again to come out and party! Our annual summer neighborhood party will be held on **Saturday, August 22, 2015 from 4 PM until 8 PM at the Big Lake Park**. It will be a fun event with a bounce house and our favorite band "The Mondays." We will provide burgers, brats, hot dogs, condiments, soft drinks and water. Bring your favorite side dish or dessert to share and your favorite beverage. Please add this event to your calendar and look for flyers that will be posted around Silver Springs the week before the party.



## **SILVER SPRINGS MASTERS ASSOCIATION UPDATE**

The Masters Association has initiated a seasonal watercraft storage program in order to better manage the watercraft that has accumulated at the big lake park beach area. Association Members will be allowed to securely store their watercraft at two designated locations on the big lake. (A detailed letter is enclosed.) So, go out and enjoy our lakes on your paddle board or kayak!

And, speaking of the big lake and park, you may have noticed two additional doggy clean-up stations. Doggy clean-up stations are located at the big lake park, little lake park, and tennis court park. Please help keep our parks and open space picked up!

The big lake peninsula area has become a hang-out for kids and there have been open camp fires. The Masters Association has installed signs stating "No Camping/No Fires/Sheriff Will Be Called."

The Masters Association continues to diligently manage the lakes, dams, open space, and all related infrastructure, a.k.a. our common areas.

### **PMA CONTACT INFORMATION**

Mark – for reporting infractions or general management information, 435-645-7788, [mark@pmaparkcity.com](mailto:mark@pmaparkcity.com)

Allison – for billing and administration, 435-645-7788, [allison@pmaparkcity.com](mailto:allison@pmaparkcity.com)

1821 Sidewinder Drive, #4, PO Box 680876, Park City, UT 84068, phone: 435-645-7788

### **SSSFHOA BOARD MEMBERS CONTACT INFORMATION**

Rick Hovey – President  
435-901-1001, [rick@rhovey.com](mailto:rick@rhovey.com)

Mari Dougherty – VP/Special Projects  
206-214-6920, [dougherty@pbworld.com](mailto:dougherty@pbworld.com)

Paul Stangeland – Masters Representative  
435-649-2136, [pjstangeland@comcast.net](mailto:pjstangeland@comcast.net)

Julia Loughlin – Secretary/Election Chair  
435-901-1581, [julialoughlin@comcast.net](mailto:julialoughlin@comcast.net)

Rose Carriel – CC&Rs Compliance/Meeting Coordinator  
435-647-5767, [rosecarriel@gmail.com](mailto:rosecarriel@gmail.com)

Tracey Douthett – Document Rewrite/  
Treasurer/ARC  
435-513-1635, [cleos.mom@hotmail.com](mailto:cleos.mom@hotmail.com)

Lisa Kirchenheiter – Communications  
435-649-7786, [lkirchenheiter@gmail.com](mailto:lkirchenheiter@gmail.com)

### **SSSFHOA OFFICIAL WEBSITE**

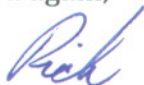
[silverspringshomeowners.com](http://silverspringshomeowners.com)

### **FROM YOUR BOARD OF TRUSTEES**

The Silver Springs neighborhood looks great thanks to your individual efforts to keep your homes attractive. We notice, as we travel through our community, there is a continuity of pride throughout. This is not because of CC&Rs being enforced or a property manager, it happens because of our membership's pride of ownership in their home and respect for all. Thank you for your efforts.

If we have not met, we look forward to doing so at the annual summer party, or please contact any of us at any time with questions or concerns.

Thank you again,



Rick Hovey  
SSSFHOA President