

PLEASE FILL IN AND RETURN THIS SURVEY BALLOT BEFORE THE ANNUAL MEETING 10/8/19

KINDLY DELIVER THIS SURVEY BALLOT TO 4925 SILVER SPRINGS ROAD MAILBOX.

THE 2018-2019 SSSFHOA TRUSTEES HAVE NOT PARTICIPATED IN THE DEVELOPMENT OF THIS SURVEY.

## SILVER SPRINGS SINGLE FAMILY HOME OWNERS

A SURVEY BALLOT FOR THE ANNUAL MEETING OF THE OWNERS

MEETING WILL OCCUR ON MONDAY, OCTOBER 8, 2019

AT 7:00 PM AT ST. LUKE'S EPISCOPAL CHURCH

LOT #

**VOTE FOR EACH ISSUE WITH AN "X" AS INSTRUCTED BELOW.**

**ISSUE 1**...THE SSSFHOA BOARD TRUSTEES SHALL NOT HAVE THE RIGHT TO DENY ANY HOMEOWNER PARTICIPATION ON HOA COMMITTEES OR TO BE LISTED ON THE ANNUAL MEETING BALLOT. See Bylaws. This practice of denial and bias has led our HOA board to be one-sided since 2009.

**MARK ONLY ONE X IN ONE MARGIN BOX ON THE LEFT**

	The <b>board shall not deny</b> participation to any homeowner in "good standing" who desires to join in on any committee or to be listed on the Annual Meeting Ballot.
	The board <b>can deny</b> participation to any homeowner they don't like or who sees policy or issues differently from the officers, or for any other reason they make up.

**ISSUE 2**.... THE SSSFHOA BOARD TRUSTEES SHALL NOT BE SEQUESTERED DURING THEIR TERMS FROM INTERACTION WITH INDIVIDUAL HOMEOWNERS WHO SEEK RESPONSES REGARDING HOA TOPICS, OR ISSUES IMPORTANT TO THE HOMEOWNERS. TRANSPARENCY AND PARTNERSHIP WILL RETURN TO SSSFHOA IF NEIGHBORS, ELECTED, OR NOT ON THE BOARD, CAN COMMUNICATE FREELY TOGETHER.

**MARK ONLY ONE X IN ONE MARGIN BOX ON THE LEFT**

	Individual board <b>trustees shall be available to talk</b> and discuss any concern Homeowners voice outside of a board meeting. There shall not be restrictions to issue or return calls, emails, or for board trustees to interrelate with their neighbors. Election to office shall not constrain communication between them. Trustees who do not have immediate answers have the ability to discuss the questions with other trustees or at the next scheduled board meeting.
	There will continue to be <b>NO allowed communication</b> from the Homeowners directly to the Trustees. All Homeowner communication shall continue to be via email to Model HOA or via writing a "Ticket" thru the board's website. In this way, communication in our neighborhood can be truncated, the trustees will not be "bothered", the board will have full control of information circulated to the Homeowners.

**ISSUE 3**... PARCEL "V" AN UNTITLED "black hole" PARCEL AND PARCEL "Q" THE CREEK EASEMENT, HAVE NEITHER OWNERS, A REGISTRATION I.D. NUMBER, NOR A TAX I.D. NUMBER. THESE PARCELS SIT SIDE

BY SIDE ON THE CORNER OF SILVER SPRINGS DRIVE AND MEADOWS CONNECTION. THEY ARE BETWEEN PHASE C, LOT 172, AND PHASE A, LOT 17. THE 2004 LAKE AGREEMENT UNCLEARLY IDENTIFIES CREEKS AND CREEK EASEMENT "Q" BETWEEN THESE TWO LOTS "as usage beneficial for the sustained inlet and outlet creeks and channels between Little Lake and Big Lake. " SSSF does not own either parcel.

Title companies and the last three Summit County Recorders told us the Master Association and **SSSF have no legal claim to it**. Has it been concluded that the trustees merely want to have an "open space common area" to add to our CCRs as a right to assess more fees to the Homeowners? Ongoing costs will be: weekly maintenance fees, irrigation system installation, monthly water costs, landscape improvement each year, liability insurance for a parcel next to a creek will be high, legal contest for ownership. Count up how much the board has not disclosed about this corner with no titles.

The SSSFHOA Homeowners by the show of hands have each occasion voted unanimously to allow the Lot 17 Homeowners to annex Parcel "V" to their adjoining lot. Six title reports, three surveys, and various professionals have advised the Master Association and the SSSFHOA trustees to allow the Lot 17 owners to annex this small parcel. No entity holds ownership rights to this "black hole" Parcel "V". Since 1984 the contiguous Lot 17 Homeowners have maintained this parcel. The cost to the SSSFHOA to annex this parcel was discussed at a board meeting earlier this year, was estimated to be over \$12,000+ in surveys and legal fees. Another \$,6,000 to landscape it. Etc. To what benefit?

**MARK ONLY ONE X IN ONE MARGIN BOX ON THE LEFT**

	I am <b>voting "YES" to allow the Lot 17 Owners to Annex Parcel "V"</b> for the sake of common sense and to close this unwarranted, frustrating for Lot 17, debate. <b>Don't add it to SSSF! Ownership of a 'Common Area' has notable legal implications to our HOA CCRs that have not been communicated to us the Homeowners</b>
	<b>Allow our SSSFHOA trustees to pursue this "black hole" parcel though they have not provided a reason to do so.</b>

**ISSUE 4...**The SSSFHOA 1985 Bylaws and four subsequent amendments are the rules by which our HOA board is provided guidance to equitably manage how the board functions. These Bylaws are expected to be recorded with the Summit County Recorder. These rules establish how meetings are held, what constitutes a quorum, nominations to candidacy on ballot, election and voting rules, powers and duties of trustees, trustee meetings, process for removal of trustees from office, etc. The Articles of Incorporation Article X stipulates that officers of the board shall be designated by the number of Member votes, viz., trustee with most Member votes becomes president, etc. The reason for this description is to demonstrate the importance of Bylaws.

**MARK ONLY ONE X IN ONE MARGIN BOX ON THE LEFT**

	I agree and support the long established process of keeping the Bylaw's functions transparent and not allowing trustees in office to make changes without the consent and ratification of our Homeowners. <b>Highly important: Add ratification of the Bylaws by Owners to the SSSF CCRs.</b>
	<b>I don't pay attention to the Bylaws, the HOA or the board.</b>

**ISSUE 5....** Any rules and restrictions the Home Owners are held accountable to uphold or be charged penalties for failures or lapses to do so, that can lead to legal action, liens and foreclosures, these documents shall be pre-approved by a ratification vote by a majority of the Home Owners at a SSSFHOA

Annual Meeting. This includes the Architectural Standards/Guidelines. All Compliance Rules and Regulations. And the Master Association Rules for use of the Lakes and Parks. Any other document constraints with punishments for non-compliance must also be approved with a vote by Owners. This year the Supreme Court passed a new law prohibiting “Policing for Profit”, saying asset forfeiture unjustly impinges upon American citizen’s constitutional private property rights of ownership.

**MARK ONLY ONE X IN ONE MARGIN BOX ON THE LEFT**

	<b>I support the Rights of Owners to participate in establishing and approving rules that include how violations and penalties are launched.</b> Changes to be approved at each Annual Meeting. I support the Rights of Owners to disagree and contest violations and ratify rewritten rules.
	I support the board trustees to administer rules and violation penalties. I don’t want to allow Owners a less stringent process than life ruining foreclosure on their family home. Would HOA Member Homeowners vote to accept liens and foreclosures if separate from a long document.

**ISSUE 6... ELECTION OF CANDIDATES TO REPLACE THREE TRUSTEE’S WHO HAVE COMPLETED TERMS.**

**MARK THREE X’s FOR THREE CANDIDATES ONLY in the 3 MARGIN BOXES .** More than threemarks entirely disqualifies candidate votes on your ballot. Board election will be a paper ballot on 10/08/19. IF YOU ARE WRITING-IN A NAME NOT LISTED, COUNT THAT NAME(S) AS ONE OF YOUR THREE VOTES.

	HUNT WILLIAMS - Incumbent
	JESSICA WILTSEE
	CHRIS BACHMAN (SSL Editor)
	MIKE COLLETT
	BRIAN MEGREGAN (withdrew)
	TRACY TANNER (did not respond to Questions on SSL Questionnaire)
	WRITE-IN CANDIDATE NAME
	WRITE-IN CANDIDATE NAME

*NOTE: Sept. 17, 2019 letter from Model HOA: “The first meeting of the 2020 board of trustees will commence following the adjournment of the 2019 annual meeting. The selection of board officers from among the newly elected and remaining trustees will take place.” A of Inc.: The candidate with the most votes is to become the new board president. We admonish you to choose well the new trustees.*

**ISSUE 7.A... COVENANTS, CONDITIONS & RESTRICTIONS** Titled: “Amended Declaration of CCRs for Silver Springs Development Subdivisions (hereafter “Declaration”) ... evidenced ...by the Silver Springs Single Family Homeowner’s Association (hereafter “Association”).”

This document by Paul Reddy, and “?”, compiled and revised, calling it the “As Is” “Current” 1994 CCRs Entry 00419440. See Reddy’s email to you on 9/6/19. **The term “As Is” Reddy uses in his email comes from sales agreements that notify the buyer there is no express or implied warranty on the sale. The buyer therefore takes the goods or property at his or her own risk, without recourse against the seller for condition, content, or performance.** Reddy’s use of this term for these CCRs gives me cause to wonder what is “the risk”, what will be given up, or what is meant by “with all its faults”, or “without warranty of approvable content”, without oversight, provided with a hasty ballot request from Reddy.

Reddy's next email on 9/9/19 explains that two current board members compiled the 1994 CC&Rs, scanning in the **Developers** original **1979** and **1982** documents (the 1982 document is a developer agreement, the only recorded, but not ratified by the Homeowners, document in our community history containing underdrain language). The two current board members editing **the compilation** to reflect the eight updates (Amendments) between 1979 and 1994. Which version of 1994? The 6 pages recorded but not ratified? Or the 19 pages not recorded or ratified? If you have looked over the content of the Developers 1979 through to the incomplete 1994 "As Is" CCRs (see 9/6/19 email), a.k.a. Gladson's compiled documents, or the content of the CCRs we were hurriedly asked to vote for; or read my two emails written in response to Reddy's emails, you have some idea of how profoundly manipulated these documents actually are. Remember "G.I.G.O."? ("Garbage In, Garbage Out) Do you agree, Gobbly gook is what holds together the CCRs Reddy wants us to vote on? The various SS Developers and the 1982 Alta Title Company with James Crestani; Developer Ray Fry as HOA 1982 president before SSSF was created (Fry was refunded the \$150,000 UD bond the county was holding for the completion of the UD project); input from the condo subdivisions developers; the 1985 inadequate separation document for our HOA from the subdivision "Development Subdivisions"; as lawsuits raged, bankruptcies' increased, markets fell, and attorneys failed the whole lot of us. That atmosphere is what Gladson and Reddy want to resurrect into our Single Family Neighborhood Association with their mishmashed compilation CCRs.

**The 1985 Homeowners did NOT approve of maintaining a connection with the Developers documents and agreements from 1979 through 1985.** What is being forgotten is that on the Summit County record Page 273 "**All Declarations relating to the Silver Springs Development Subdivisions were repealed**" at the October 14, 1985 Annual and Incorporating Meeting of the SSSFHOA as Entry 244975 in Book M370. When these "new Bylaws" were recorded at Summit County by the attorney, they included that instruction. I AGAIN CAUTION YOU TO SELECT: **NO, I DO NOT APPROVE** (of the board's "As Is" 1994 mishmashed CCRs). It is important for each household to Vote to avoid the detriment to Homeowners produced by a Replacement Meeting . The challenge is to **disapprove** these "G.I.G.O." CCRs by a count of more than 96 owners (or 51%).

**MARK ONLY ONE X** on **ONE** of the **FIVE MARGIN BOXES**

CHOOSE THE DIRECTION YOU THINK WILL BE THE MOST BENEFICIAL FOR OUR SSSF NEIGHBORHOOD.

	Do not change anything. <b>Wait for the NEW 2020 board of trustees</b> to provide curative, transparent, unbiased leadership with new, concise, simplified documents.
	My choice is <b>Homeowners Annotated CCRs</b> <b>This Declaration</b> is posted online. Homeowners 2018 input at eleven meetings and via email , etc. are included in this version. These CCRs turn the table on the origin of authority; they return authority to the HomeOwners.
	NO! to reviving without Homeowner input the "As Is" 1994 "Development Subdivisions" CCRs Reddy wants us to hurriedly, unceremoniously accept without discussion. We don't want a back road detour that takes us to the Developers 1979-1994 documents, unratified by Owners.
	YES! to reviving without Homeowner input the "As Is" 1994 "Development Subdivisions" CCR. The 1994 recorded document is 6 pages. "As Is" has 19 pages. That's a lot of "correction of typos, and punctuation adjustments" explained in the 9/9/19 Reddy email to Owners.
	Yes! to Dissolving the current SSSFHOA and its outdated Developer's mishmashed documents ; deteriorating HOA elections and Member distrust of the board. <u>Begin with a clean slate, with new unadulterated Charter documents written specifically for our present-day SSSF Neighborhood of privately owned Single Family homes</u> that do not include amenities nor common areas. Keep it Simple. Make our neighborhood happy again.

**ISSUE 7.B... BYLAWS** - Amend the Adjourned “Replacement “ Meeting language found in the 1985 Bylaws Article III Meetings of Members. Section 2 Annual Meetings; followed by Section 5 Quorum.: Fifty percent (50%) or more of the Members in good standing present in person or by proxy shall constitute a quorum for any and all purposes, except in situations in which express provisions require a greater vote [2008 Articles of Incorporation state 51% constitutes a quorum] in which event a quorum shall be the percentage of interest required for such vote. In the absence of a quorum, the meeting shall be reconvened within 30 days, allowing Members at least two (2) weeks notice of meeting and providing proxy forms, at which time it shall reconvene and any number of Members in good standing present at such subsequent meeting, in person or by proxy, shall constitute a quorum. Members in good standing shall be defined as an owner who has kept current in paying of his/her association fee obligations not exceeding 90 days of delinquency. **At any such adjourned meeting held as set forth above, any business may be transacted which might have been transacted at the meeting as originally noticed.”** Low attendance has occurred at Annual Meetings (with as few as 9 or 12 Owners) with disappointing outcomes for Homeowners. Also this now accepted no majority practice provides little motivation to trustees to get busy collecting ballots from the Homeowners, this practice allows them to pass pretty much any rules or fines they have conjured. It is an unproductive cycle we need to end. So where is the benefit to continue with this pretense of an Association?

**Have looked at the board’s budget for next year? It is an up or down vote only. Note that Model HOA in 2016 was paid \$10,206. On the projected 2020 Expenses for Model HOA they will be paid \$22,488. Remember, their duties are collecting the Owners’ annual dues, in March transferring funds to the Master Association, driving around our neighborhood a couple times a month looking for compliance violations and doing Reddy and the board’s bidding.**

**Our Single Family Private Properties Neighborhood do not include any amenities, no buildings, no facilities, no open space, and no common areas. Our property values are steadily rising. Very few homes are on the market a full month. Our dues are moderately low; there is no reason for assessments.... To keep it this way we do NOT WANT TO APPROVE Reddy’s “AS IS” Developer’s Compiled 1979 through 1994 CCRS.**

**MARK ONLY ONE X on ONE MARGIN BOX**

**CHOOSE WHETHER TO RETAIN SSSF HOMEOWNER AUTHORITY OF TENANCY, OR TO LET IT SLIP AWAY.**

	I agree the <b>Bylaws Article 3. Section 5 Quorum requirement shall be the same for the adjourned Replacement meeting as for the Annual Meeting.</b>
	<b>Homeowners should not be required to attend HOA meetings, to pay attention to Bylaws, the CCRs, the Compliance Rules, Architectural Guidelines, the HOA or the board.</b>

**ISSUE 8...** UNDERDRAINS are named DRAINAGE FACILITIES in the mishmashed “Amended Declaration of CCRs for Silver Springs Development Subdivisions (hereafter “Declaration”)... Can you believe how entrenched Reddy and cohorts are into the underdrains? They have lost all reason, they have disenfranchised the Homeowners six times voted disapproval, ignoring water authorities and Summit County officials; have yet to provide any real facts, costs, alternatives or benefits to the majority of SSSF Homeowners.

Article IX. EASEMENTS . Section 1. and Section 2. Easements over the lots and *common area properties* (?), etc. for the installation and maintenance of ... **drainage facilities**, ..., are hereby reserved by Declarant , together with the right to grant and transfer the same for the use and benefit of the members of the Association” (drainage facilities comes up 7 times in Article IX).

Section 3. Differentiates drainage facilities from drainage channels . . . . This section limits the use of property which may change the direction of flow of drainage channels in the easements. The major change of flow the Homeowners experience seasonally is from the underdrains themselves. The UD are logistically located to collect subterranean ground water from the 64 lots (includes streets) in Silver Springs Phase 1A. This construction definitely changes the natural flow of the groundwater from SS 1A to Silver Springs Phase1 B. Therefore, the majority of problems in Silver Springs Phase1 B high groundwater is a result of Phase 1A collecting water and depositing it under the homes at the head of the Underdrains Phase B. (Unfortunately, the designers of SSSF Phases 1A and 1B overlap the underdrains Phases A and B but not entirely matching the boundaries of each of the phases, it is confusing). Then this development: Though Reddy announced at a board meeting earlier this year that Noland did not want to continue on the underdrain committee , “Bill quit”, after Russ Paskoski and Clay Archer were voted in to join the committee. Excellent work by these two men, videos, reports, and Excel sheet pulling together the Lots numbers, UD locations, manholes, etc., and follow-ups dispelled the last decade’s “misinformation” and provides on-location views of the system to the Homeowners via SSSF Facebook page posts.

However, the 9/17/19 Agenda email from Model HOA includes “Committee Updates” on the Annual Meeting Agenda, naming the resigned Bill Noland to give the “Underdrain Committee” Report without others consultation.

This is certainly a sign that these mishmashed 1979 to 1994 “As Is” CCRs are cloaking their language to include the underdrains without regard to input from committee members Archer and Paskoski. The problem is beyond words, it is the legal responsibility and liability they represent, and the bullying by the trustees to approve the “As Is” CCR.

Very Importantly: Summit County has never, and still does NOT, hold any mandate for SSSF to take responsibility for, or to maintain the underdrains as stated in the Developers 1982 Agreement. Noland’s aging reports are off point and exaggerated without updated costs for maintenance, damage to private property, liability and insurance increases, or rebuild information.

Though the Homeowners have voted six times since 1985 to NOT include UD facilities in our HomeOwners Association!!! The board shows No respect, No transparency, No fiduciary responsibility for the HomeOwners vote and expressed decision.

**MARK ONLY ONE X IN ONE MARGIN BOX ON THE LEFT**

	<p><b>NO ONE HAS THE RIGHT TO FORCE THE LIABILITY FOR UNDERDRAINS ONTO THE HOME OWNERS WITHOUT OUR CONSENT. That is why the few proponents have to receive our majority vote to do so.</b> We know our Association and neighborhood does NOT own the 40 year-old plastic tubes that were laid under private property in half of our 189 lots, mostly in Phases 1A and 1B. <b>We do not want to continue the UD contest!</b></p> <p>A third of the drains haven’t been located, or have collapsed, or were never completed. Those drains along the southwest portion of East Meadows or east side of Willow Lane are better off non-functioning so they don’t contribute to the problems Lots 57 and 67, have because the drains collect and discharge Phase 1A water into the center of Phase 1B, seasonally inundating</p>
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	<p>it. This area might also have artesian wells under some of the properties (the 20 acre Big Lake has about a dozen artesian springs or wells that feed the lake). These are in line with the center 1B Lots. There are numerous reputable sources backing up the argument for abandoning the underdrains. Talk to USGS, talk to Weber Basin, the State Water Engineers staff, Summit Water, Mountain Regional, etc. Talk to homeowners in Park Meadows; in Ranch Place, they think we're nuts and irresponsible for dumping our subterranean water into their neighborhood. The Summit County Commissioners, the County Attorney, the Building and Planning Dept. agree: "Placing the construction era underdrains under the umbrella of the Silver Springs HOA is a legal problem waiting to explode. Clouds will be cast on property titles. The recorded 1979 Special Notice to builders and buyers regarding subsurface water places all responsibility on the individual owners. Your title insurance report, your Real Estate Purchase contract, each show Owners took on all responsibility for their private property when they purchased it. Look into your home insurance policy. There are a handful of owners who are ignoring all these sources; they want their neighbors to be responsible for them. Like the people in the commercials for Home Advisor. "Can you fix my problem for me?"</p>
	<p><b>It seems trustees should be looking out for the best interests of ALL the Homeowners equally. I trust they will do their duty and due diligence before proceeding.</b></p>

**ISSUE 9... REMOVAL OF TRUSTEES.** SSSFHOA Bylaws Article I. Trustees. Section 3. Removal.

(A rule as far back as the 1985 Bylaws. Article VIII Section 4.) "Any Trustee may be removed, with or without cause, by a majority vote of the Members (95.88). The office of a Trustee may be declared vacant by the Board of Trustees ... " You have probably heard Owners talk about getting rid of this or the other "Knucklehead." Here is your opportunity to clean up the BOT (Board of Trustees).

**Write-in Any Trustee names you consider need removal from the board.**

Remove	
Remove	
Remove	

In case you forgot their names: Paul Reddy, Edy McConnell, Chris Kautz. Terms expire Oct. 8<sup>th</sup> for Elena Gladson, Joan Benson, Hunt Williams. Newly appointed trustee, August 2019, Heinrich Deter (replaced Deb Hartley, who resigned 3/13/19. THANK YOU FOR YOUR SERVICE.

**INFORMATIONAL ADDENDUM:**

**ISSUE 10... SSSF HOA ANNUAL BUDGET** will be an up or down hands vote at the Annual 10/08/19 Meeting. The board's 2020 Budget includes increasing the property management company fees by \$6,000 (up to \$22, 488.). The board added \$6,000 more for John Richards Law, added \$325 for maintenance of Parcel "V" a small piece of land our HOA does not own,

--and added \$2,000 for the much debated temporary, incomplete, plastic tube underdrains that were built in 1979 on vacant lots that now are Homeowners' private property. -The HOA does NOT own the UD or the ground under which they rest. -Very Importantly: Summit County has never, and still does NOT, hold any mandate for SSSF to take responsibility for, or to maintain the underdrains as stated in the Developers 1982 expired Agreement. The County attorney wrote the decision is up to the Homeowners. -The board does not have majority support from the Homeowners to maintain or to take on this huge liability and cloud on all SSSF titles. Yet Reddy again added "drainage facilities" cloaked name for underdrains, to his mishmashed "AS IS" Developer's Compiled 1979 through 1994 CCRS" that include the 1982 expired Agreement between Summit County and the Developer.

-Noland's aging reports are off point and exaggerate conditions. The costs for maintenance, damage to private property, liability insurance increases, or rebuild information have not been provided nor examined.

-The Underdrain Committee is divided two to one NOT to proceed with the drain project under the auspices of our SSSFHOA.

The 2020 SSSFHOA Budget appears to be a race to justify the dues increase a few years ago from \$250 to \$375 per year. The new dues produce an annual income of \$70, 500. In 2019 total expenses are reported at \$60,325. Where are the remaining \$10,000.???

Expenses for 2020 have been hiked to \$65,838. Including items like an attorney we don't need, and the \$6,000 increase for Model HOA Property Management.

Do you think our property management company, Model HOA, owner Ryan Dickey being an agent with Windermere Christie's R.E. (formerly Jess Reid R.E.) is a conflict of interest? Especially considering his company is receiving a \$6,000 salary increase; and are responsible to issue Compliance violations to HomeOwners, and that he receives inside information on who has liens and who is close to foreclosure? What the vote should be for is to lower the total expenditures and lower the annual \$375 dues to their former longtime amount of \$250. SSSF is a simple HOA, no amenities, no common areas, no open space, and very few administration duties. Budget items appear as though they are being padded.

ATTENDEES AT THE ANNUAL MEETING will be asked to approve the 2020 **Budget by a hand up or down vote. CANDIDATES will be voted for on a paper ballot at the meeting. THE CCR VOTE IS VIA EMAIL** through Survey Monkey. Will PROXIES, LIMITED AND GENERAL be counted separately and accurately? Think about whether the board considers this division of voting methods and the location of voters to be efficient, or a way for the board to control outcomes.

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We know the format of this Survey Ballot is unusual and lengthy, however, the board is playing with our documents, is not informing the Homeowners adequately; has shown bias against so many Homeowners to the point that we do not trust their ethics. So we put as much information as we *succinctly* can manage into each of the Vote Issues. KNOWLEDGE IS POWER.

Best regards from Lucy Archer 435-649-4663

THIS SURVEY BALLOT WILL REMAIN ANONYMOUS .

Visit <https://www.silverspringscommunity.com/> for all the information gathered to inform you.

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Please fill in this information.

YOUR LOT NUMBER \_\_\_\_\_ Phone or cell \_\_\_\_\_

Owner Name(s)\_\_\_\_\_

Write Your Email address \_\_\_\_\_

**KINDLY DELIVER THIS SURVEY BALLOT TO 4925 SILVER SPRINGS ROAD MAILBOX BEFORE THE OWNERS OCTOBER 8, 2019 ANNUAL MEETING.**

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