

Hello Silver Springs Neighbors,

This letter is coming to you from your SSSF Neighborhood Underdrain System Volunteers.

A year ago this month Russ Paskoski and I, Clay Archer, were installed by the HOA Board to keep an eye on the underdrains. We want to alert Homeowners if there are issues they need to be aware of to keep a check on the local *subterranean* (6 to 10' below the surface) water. This water is the only one of three types of water that the underdrains appear to affect. [More information here.](#)

The other types of water in Silver Springs Community are the snow and storm *run-off* on the surface of roads, lawns, property mostly in the Spring and Fall.

The third type of water here are the *artesian springs and wells* created when pressure pushes up water through soft spots, permeable rock and holes in the substrata. Though this third type of water has not been assessed in our neighborhood, we have a good idea where some of this artesian activity may exist.

For instance, the Silver Willow Lake (a.k.a the Big Lake) has artesian springs, possibly a dozen wells, that are a main reason to dredge the lake at this location. Original documents describe its use as fire mitigation and control source for helicopter buckets to fight local fires. "The water surface of Silver Willow pond will fluctuate annually from 6-10 feet" etc. [\[June 9, 1981 Lakes Memorandum\]](#) The deepest area of the Silver Willow Lake is at the northwest end in the vicinity of NorthShore lots 4 and 5. Our goal this summer is to work with the U.S.G.S. (Geological Survey) to source out which Homeowner lots need to remedy their artesian situation if it is a problem. We are not certain at this time whether the source and flow of artesian water is a Master Association responsibility.

As the snow was melting in 2019 we decided to do a survey of the surface stream water beginning where Silver Creek, White Pine Creek, and Willow Creek converge (underground into culverts) at the SW corner of the Blue Roof Market. We photographed and took video clips of the entire length from the corner of Hwy 224 and Silver Springs Drive, through South Shore, Silver Springs, and Ranch Place to Swaner Nature Preserve stream visible on the surfaces. We talked to Homeowners who lived along this route and received interesting information and insight into the history of the streams, the issues, the inlet and outlet creeks, how each HOA manages them and the lakes/ponds within their boundary.

A few days later we visited each of the underdrain manhole sites, A 1 thru 17 and B 1 thru 10. We took photos of the manholes we found. Opened most of them, photographed the interior, and noted the water in the 6 to 10 foot vertical pipes, in almost all cases the subterranean water did not reach the 6" height of the plastic underdrain pipe that lays 180 degrees crosswise at the bottom of the vertical manhole pipe. The "Daylight" drain 6A pipe appeared to be flowing without obstruction between Lots 105 and 106 from under East Meadows Drive, east to Willow Creek.

F.Y.I. the Silver Springs Single Family Homeowners from Lot 58 to 64, 100 to 107, 125 to 138, that have Willow Creek in their backyards, were put on notice from Summit County in 1984 and 1998 that they are responsible for keeping this section of Willow Creek clear of debris, branches, etc. to prevent flooding of their properties. It is neither Summit County's nor the SSSFHOA's responsibility. This was the same era wherein the County Commissioners told our HOA trustees, in 1985 when we incorporated the HOA, that the underdrains are the responsibility of the homeowners who have 1979 underdrains on their private property lots. Of the 188 SSSF lots, half (94) do not have underdrains while 94 do have underdrains.

[Maps of SSSF and the location of the underdrains are attached at this link.](#)

Since collecting all these video clips, photos, and information in 2019 we created a spreadsheet of all the SSSF Lots by number, Owners names, addresses, description of manholes (on the 27 lots that have a manhole), added notes and some photos.

During the record high temperatures of the summer of 2019, the eighth in a row of the persistent drought, we found that the water levels remained below the 6" height we had noted in the spring. Subterranean water levels are not as much of an issue as we have been told. The construction of homes, resort residences, and the Canyons Golf Course are what we should be concerned with in relation to our water supply in Silver Springs. Not enough water is more concerning than a high water table or artesian activity under five or six private property lots. Responsible Owners have installed sump pumps and French drains around the foundation of their homes to mitigate seasonable concerns.

We have had discussions with Mountain Regional Water, Summit Water, the State Water Engineer staff, USGS, Weber Basin, Park City Water, Park Meadows and other watershed neighborhoods. SSSF is unique, it is the only neighborhood in Summit County with an underdrain system. All other areas have found other ways to drain problematic subterranean water in individual properties as needed without infringing on neighbors and ownership rights within their neighborhoods.

Periodically we make neighborhood rounds to check if the snow, snowplows, and other conditions have intruded onto the manholes or their iron or plastic covers. So far, nothing of great concern.

We suggest you keep record of dates when and where you might have water concerns. Next spring install proper drains and drainage and/or use some of these tips:

How to Prevent Snow Melt Problems –an ounce of prevention is worth a pound of cure.

1. Move the **snow** away from the foundation of your home, pay special attention to ground level windows and door areas. Temperatures are rising, melting snow and ice are imminent.
2. Clear drainage areas around your house foundation. Note what areas snow melt will gather in. Make plans to create ways for the snow melt to drain away from your house.
3. Check your sump pump. Making sure your sump pump is clean and in working condition and the proper length of hose to reach the street storm drains.
4. Check for leaks in the walls, windows, patio doors, garage doors. Repair and block.
5. Check and clear your gutters, roof, and eaves troughs for ice buildup.
6. Temporarily extend your downspouts 10+ feet (2 meters or more) to ensure water drains away from your foundation.
7. Check your garden beds around your home to make sure they don't create dams that retain water, forcing it toward your home's foundation. Form an extra bank with garden soil to redirect flow away from your house and patios.
8. If your surface run-off is particularly bad employ sandbags to redirect the flow.

Russ has written a report you may want to read. ["March 19, 2019- Underdrains Cleanout"](#)

Best Regards,

Clay Archer