

Silver Springs Single Family HOA
Spring Newsletter 2012

HOA President's Message

by Tracey Douthett

You are receiving this year's Spring Newsletter a little earlier than usual because we have some community-wide governing and architectural design issues on which the Board vitally needs your input!

Volunteer Shout-out!

We really have a terrific bunch of Silver Springs' residents who have volunteered to sit on the Board of Trustees, & **we could use a few more hearty souls!** Currently, the SSSFHOA has 2 sitting committees & we're looking for interested individuals to help us:

Architectural Review Committee: Help review home remodeling plans for compliance with the Architectural Rules of the CC&Rs. Your assistance would require not more than a few hours a month, if that. It's a great way to meet other Silver Springs neighbors! Please call Ed Cody at 647-3682 or Tracey Douthett at 655-0269 if you are interested.

CC&R Committee: Help make sure compliance with the CC&Rs is being achieved community-wide. Past and current Boards of Trustees regard as purposeful the CC&R rules & regulations it administers for maintaining a safe, secure, attractive & harmonious community. Again, your assistance would require not more than a few hours a month, & it's a great way to meet other Silver Springs neighbors! Please call Dwight Hibdon at 640-4431 or Tracey Douthett at 655-0269 if you are interested.

Resident Survey of Metal Roofing Materials

The information you provide will help guide the Board when a request by a homeowner to use metal roofing materials is submitted to our Architectural Review committee. Consistently, metal roofing & metal finishes were reviewed on a case by case basis, but none have been approved because historically Silver Springs' residents found them undesirable due to the reflective nature of the material, fading issues & aesthetics.

The Board is being made aware of new metal roofing products that the industry claims are huge improvements from the metal roofing products of the past, and it cites product life, reduced glare, color variety, function and cost as some of these product improvements.

Simply, the Board needs to know your general feeling about metal roofs in the Silver Springs Single-family Community. There's a variety of styles and we encourage you to peruse the internet for more information. Your valuable feedback will help us move forward with the hard questions that are currently before the Board of Trustees, your representatives.

We've provided a tear-off section at the bottom of this page where you can provide your answer.

Metal Roofing Materials Survey: The SSSFHOA Design Requirements for New Construction & Remodeling state that, "The architectural roof surface material shall be chosen to blend with the surrounding... neighborhood... are of preferred colors and must be approved by the Architectural Committee prior to installation. The following are suggested: Architectural grade asphalt shingles, Fire resistant wood shingles, Other roof types on a case by case basis."

-----tear off section-----

Are you in favor of non-reflective metal roofing materials in Silver Springs?

_____ Yes

_____ No

CC&R HOT TOPICS by Dwight Hibdon, CC&R committee chair

Our CC&Rs enhance property values by controlling development and supporting our quality living environment. Here are a few of the HOT TOPICS TO KEEP IN MIND:

- **Architectural Approval** - The CC&Rs require SSSFHOA Architectural Approval for any work on the lot including, but not limited to, landscaping and home remodeling.
- **Metal Roofs** - The CC&Rs currently do not support the installation of metal roofs.
- **Home Occupancy** - The CC&Rs do not allow more than one family living in a residence.
- **Driveway Parking** - A Temporary Parking Permit can be obtained for those who need more than the 4 day limit to park a vehicle in a driveway. The Permit can be located on the Web at www.silverspringshomeowners.com. This can allow RV parking for periods longer than the 4 day limit and temporarily eliminate the 6 hour vacation of the vehicle as long as a Permit is displayed on the vehicle.
- **Garbage Cans** - Cans should be kept in a visually screened enclosure and should not be stored outside where they are visible from a road, except the night before pickup and the day of trash pickup.

Architectural HOT TOPICS by Ed Cody, Architectural Review committee chair

Unlike the CC&Rs, the Architectural rules are pretty darned easy because you don't really need to know them: **simply put, if you want to do something to the exterior of your home, contact the Architectural Committee.** Most things that are visible to the rest of the community NEED APPROVAL.

Although some believe that they can do whatever they like to their house because it is their house, that's not how an HOA works. Although many things done without approval are good and would probably gain Architectural Review approval, some things do not comply with the basic intent of Architectural Rules which were designed to maintain Silver Springs' harmonious nature, thus help to maintain our collective property values. When someone paints the exterior of their house with giant SpongeBob characters because it's their house, you can bet someone will complain to the Board. So please, save us ALL the time and trouble (and maybe even lawyer fees), and **get your remodel and addition plans approved.**

If you would like to know what is likely to be approved and also what is procedurally required, go to www.silverspringshomeowners.com, get registered and go to "Documents", then "AC Rules.pdf." And check the CC&Rs while you're there!

Board Discusses Hiring a Homeowners Association Management Contractor by Tracey Douthett

The SSSFHOA Board is managing CC&R and other complaints for approximately 208 Silver Springs HOA members. The work strains neighbor relations and is time consuming. It is also becoming increasingly difficult to find volunteers to fill the 7 Board positions. We are in the early stages of contemplating the hiring an outside contractor to take on the difficulties of regulating our community according to the standards of the Silver Springs HOA governing documents. We need your input & your comments are truly appreciated. THANKS!

It's easy! Simply place the tear-off section into the envelope with your HOA dues payment.

-----tear off section-----

Are you in favor of hiring an HOA management contractor for CC&R/Architectural Rules oversight for Silver Springs? Yes No