



JUNE 2020

NEWSLETTER

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REDDY CCRs FAILED WHY DID HE RECORD THEM ?

- **Forty-one Homeowners in attendance at the Annual Meeting on October 8, 2019 witnessed the Board President Paul Reddy announce the CCRs **failure** to pass voter approval, again for the umpteenth time!**
So what are Reddy & Noland's plans for use of the [Recorded CCRs at Entry No. 01119538](#) ? To assess the homeowners for underdrain maintenance and changes? (To view full document scroll to bottom of the index, date 10/08-11/2019.)
- **Paul Reddy repeatedly assured the Homeowners in his Sept. and Oct. 2019 emails that his "As is" 1994 CCRs do NOT include any changes, he was just making the CCRs easier to read. The 1994 recorded CCR document is six pages. Reddy's "As is" version is nineteen pages of mostly specious boilerplate content. Changes were definitely included, viz. the under drainage and unbridled capital assessments to maintain them. Our SSSF HOA owns NO land, NO common areas, No facilities to improve.**
- **The 50% of Homeowners who read the 19 page "As is" 1994 CCRs abstained from participating in the misleading ballot, an additional 16 Homeowners voted "not to approve" them, Reddy did not allow the JCH Team ballots to be included in the tally, we do not know whether the fourteen rescinded votes were removed from the "For" column of the meeting's final count.**
- **For a fuller explanation of the events on October 8, 9, 11, 2020 see the middle of the Homepage of the Community website at: <https://www.silverspringscommunity.com/>**

- Homeowners did not vote for the CCRs because of the inclusion of Article IX to place the underdrains aka "drainage facilities" under the auspices of the Board and Model HOA, thereby leading to clouds on property titles, as well as unbridled assessments included in Articles V and VI "Covenants for Maintenance Assessments" to bill the Homeowners for the mostly inactive underdrains system 'improvements and maintenance'. This plan will increase rather than diminish the drainage flow from the upper (currently inactive sections, leaving them high and dry) to again move water to the center of the neighborhood where it has been a continual problem at manholes 6A, 8A, 9A. Does that make sense? The last several years all flow has diminished due to years of drought, high density construction along the mountain watershed, and maturity of valuable trees absorbing more water. See Facebook Silver Springs Community photos.
- **We were counting on the new trustees we elected to protect our interests and voting decisions. It appears the new Benson 'Code of Ethics' is silent on election and board misbehavior and deceptions.**
- **To clear the opposition to his upcoming underdrain expenditures, Reddy announced on May 11, 2020 that the new, diligent underdrain committee *would be dissolved*. Translation: Too much new information refuting Noland's reports are being posted. Also the committee is not in favor of hiring Model HOA or Allyson Dickey to attend underdrain committee meetings and activities at a salary of \$150 to \$250 per hour. In other words the underdrain committee is NOT in favor of frivolous board expenditures or unbridled assessments to Homeowners using unratified CCRs.**
- Through the community we learned there may be a plan afoot to replace the steel lids on the 24 underdrain manholes located on Homeowner's Private Property (the 27th manhole is on M.A. Park property) with 2' green plastic lids, at \$6,000 per lid. The photo reports linked below show **3 or 4 manholes consistently have very little function or flow above 6"** (11A, 15A, 17A). **The plan does nothing to improve the function or appearance of fifteen underdrain manholes as they have been buried under landscaping or concrete, or within berms for decades: (1A, 2A, 3A, 4A, 5A, 12A, 13A, 14A, 2B, 3B, 4B, 5B, 6B, 7B, 9B).** Two manhole lids (8B and 10B) are mostly submerged in dirt and gravel, and the interior is dry.
- **The underdrain manhole replacement plan will disturb 22 private yards to achieve little more than a costly assessment to the Homeowners. (Two yards already have green plastic lids (6A, 11A).**

See Photos of all 27 manholes on Private Properties in Silver Springs:

—2020, May 16, [Photos of SSSF UD Segment A Pages 1-3](#), Manholes 1A to 5A.

—2020, May 16, [Photos of SSSF UD Segment A Pages 4-6](#), Manholes 6A to 9A.

—2020, May 16, [Photos of SSSF UD Segment A Pages 7-9](#), Manholes 10A to 15A.

—2020, May 16, [Photos of SSSF UD Segment A Pages 10-12](#), Manholes 16A to 17A.

—2020, May 16, [Photos of SSSF UD Segment B Pages 1-3](#), Manholes 1B to 3B

—2020, May 16, [Photos of SSSF UD Segment B Pages 4-7](#), Manholes 4B to 10B.

PLEASE REPLY TO THIS NEWSLETTER EMAIL AT YOUR EARLIEST CONVENIENCE....
SIMPLY COPY AND PASTE THIS MESSAGE ON THE REPLY LINE"[I WILL SIGN THE PETITION TO NULLIFY THE RECORDING OF THE OCTOBER 8, 2019 SSSF DECLARATION CCRS Entry No. 01119538](#)"

then type your name and Lot# and/or address on your Reply.

[mailto: lucya0104@gmail.com](mailto:lucya0104@gmail.com)

THANK YOU FROM YOUR NEIGHBORS

*Bradley & Doris Hornsby, Chip Carey, Grant Hedges, Toni & Diesel,
Tim Morton, Clay Archer, Lucy Archer*

**This Newsletter and the feat to nullify the erroneous recording of the 2019 CCRs
are a Neighborhood corrective action unaffiliated with the HOA or board.
This Process is an independent Neighborhood Agreement and Petition.**

You received this email as a Neighbor, Property Owner, and Homeowner in Silver Springs.

“When knowledge is diffused liberty is preserved.”

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