

# Silver Springs Single Family Home Owners Association



Annual Meeting October 26, 2005

# Agenda

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- Silver Springs HOA and Home Values
- 2005 Silver Springs Board Of Directors
- Volunteering for the Silver Springs HOA Board
- The Masters Association
  - Masters Lakes Update
  - Masters Tennis Courts Update
  - Proposed Amendment to Masters CC&Rs
- Silver Springs
  - Silver Springs Recent Broad CC&R Compliance Efforts
  - Silver Springs- Other General Maintenance Issues
  - Budget and Fees

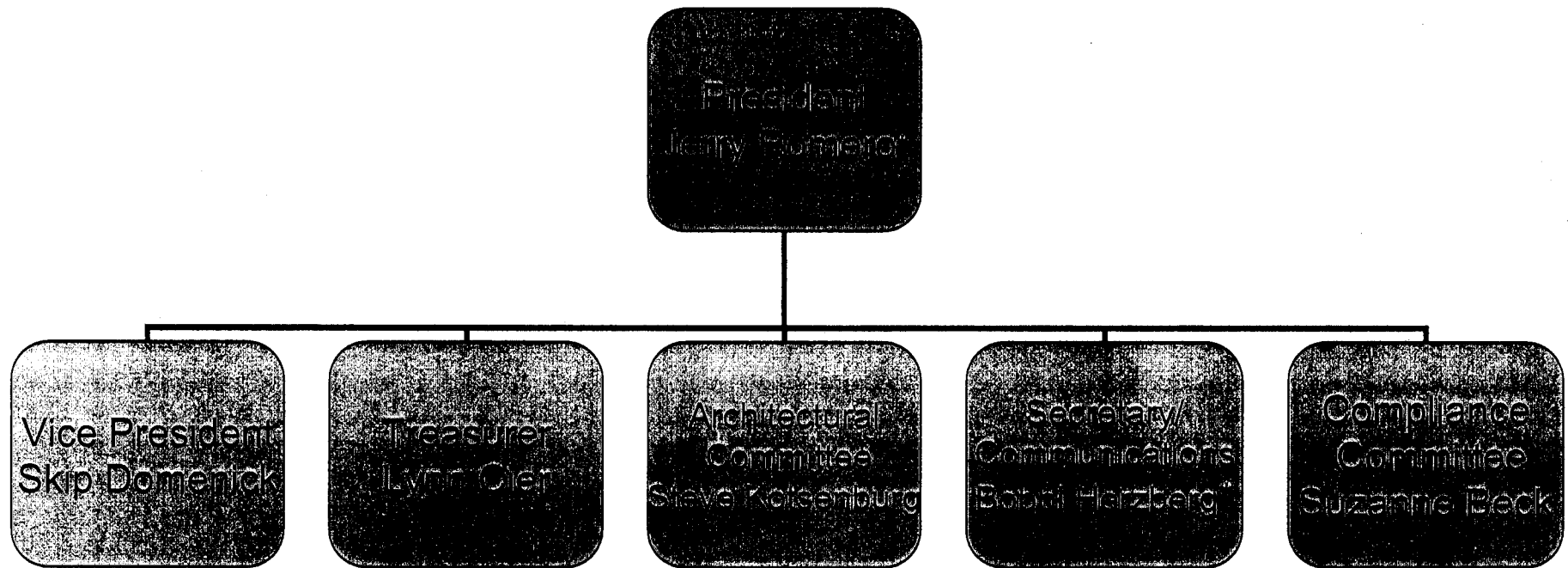
# Silver Springs HOA and Home Values

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- Home values are going up considerably
- Home owners are investing in their properties-  
-25 plus renovations this year alone
- Silver Springs Single Family Home Owners Association's primary goal is to support our community through:
  - Enforcing the CC&Rs to maintain the value of our properties
  - Working with the Masters Association to maintain and improve the common areas to the benefit of all community members
  - Communicating with the home owners about issues
  - Organizing resources to solve problems as they occur
  - Planning for the communities future needs
  - Maintaining budgetary responsibility

# 2005 Silver Springs Board Of Directors

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New Volunteers for 2006  
Dave Coelho and Gordon Jones

\* Retiring from this Position

# Volunteering for the Silver Springs HOA Board

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- Considerations for volunteering for the board
  - Understand the time commitment
  - Exercise sound and uniform judgment and meet fiduciary responsibilities of the HOA
  - Familiarize yourself with all governing documents- CC&Rs and ARC Guidelines
  - Willingness to work with community members to adhere to policies and keep them informed
  - Maintain a transparent means of conducting HOA affairs

# The Masters Association Maintaining and Improving the Common Areas

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Playgrounds



Lakes



Street Lights



Tennis Courts

# Masters Lakes Update

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- Key issues with Big Lake
  - Goldfish are over running the Big Lake and threaten down stream habitats
  - Phosphorous levels are estimated to be several times acceptable levels
  - Weed growth and stagnation
  - Valves controlling the water flow need maintenance and repair
  - Opportunity to confirm damn is not being invaded by trees etc.
- The Masters Association formed the Lake Committee to investigate
- The Masters has taken over the ownership and maintenance of the lakes from the county in 2004 and were given a fund to update structural repairs

# Phase I Lakes Restoration

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## Key problems:

- Goldfish
- Phosphorous Levels
- Weed growth
- Stagnation
- Valves
- Damn integrity

## Phase I Solutions in Progress

- Drain the Big Lake to a very low level-
  - Began Oct 20th
- Use of Rotenone to kill Goldfish if necessary
  - Keep pets and children away
- Remove bottom weeds
- Install aeration in both lakes
- Check Valves
- Check Damn Integrity
- Refill Lake in the Spring with runoff

Estimated

Budget to complete Phase I -\$38,000



# Phase II Lakes Restoration

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## Key problems

- Goldfish
- Phosphorous Levels
- Weed growth
- Stagnation
- **Valves**
- **Damn Integrity**

## Phase II Solutions Planned

- In Fall of 2005 check valves and integrity of the damn
- If possible repair valves and if any damn integrity issues
- If not possible in 2005 then drain the Big Lake again Fall of 2006
- Effect repairs
- Refill Lake with Spring Runoff

Maximum Estimated Budget to complete  
Phase II (Valve Repairs) -\$65,000

## Masters Tennis Courts Update

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- The ground underneath the tennis courts is unstable and causes repeated cracking of the courts
- Recommendation is the replacement of the courts with proper sub surface ground treatment
- Estimated Cost-\$70,000
- Estimated Cost-\$80,000 with a sports court basket ball court adjacent to the tennis courts
- Sports court addresses watering expense issues for this park that are excessive

# Proposed Amendment to Masters CC&Rs

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- Purpose of Proposed Amendment to Masters CC&Rs
  - Add Individual Associations not currently part of the Masters Association
  - Allow for Graduated Fees or Assessments
  - Acknowledge the Lakes Agreement
  - Motions can be approved by a majority vote of the member associations instead of the current 2/3s vote required and email votes will be accepted if a quorum is not present.

# Silver Springs Recent Broad CC&R Compliance Efforts

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- Mailboxes
  - Very good compliance with requests to correct leaning or deteriorating mailboxes
- Driveways
  - Ongoing effort to bring all deteriorating driveways into compliance
  - Letters of Notification of Driveway Issues
    - Shows Early Indications of Damage
    - Driveway Approaching Disrepair
    - Driveway Needs Repaired Promptly –required action by this fall
  - A few still need to be addressed

# Silver Springs- Other General Maintenance Issues

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- Ground Water Drainage System
  - This is an extensive French drain system throughout the neighborhood that is separate from the surface water system
  - It requires maintenance primarily due to tree roots invading the system-Currently about \$700/yr
  - One Access Point is buried in Silver Springs Road and needs reconstruction to allow access for cleaning.  
Initial Estimated Cost -\$9,900
- Clearing of the Channel Between Silver Springs and Willow Creek
  - Clear the channel to assure proper run off in the Spring
  - County is in the process of contacting individual home owners about what needs to done

## Proposed Fees and One-time Improvement Assessment for 2006

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	<b>Current</b>	<b>Proposed</b>
<b>Annual Fee</b> Due in June	<b>\$150</b>	<b>\$220</b>
Masters Allotment	\$125	\$175
Silver Springs Allotment	\$25	\$45
<b>Proposed One Time Capital Improvements Assessment</b> Due in February-March		<b>\$225</b>