

10 Aug 15

Silver Ponds Neighbors,

Hope you all are having a great summer. The board wanted to provide an update on some important items of interest in the neighborhood. Several members of the community have been busy working issues for us and doing great things. Key comments are as follows:

1. Road Repairs: Our president, Debbi Johns, did a great job soliciting bids from numerous contractors. We have settled on Sealcoat Solutions who will start work in about three weeks. The work will include repairing damaged areas and filling in the cracks. The cost for the repairs is around \$28K depending on the extent of damage to the roads. The board decided to postpone any additional repairs (sealcoating the entire road for example) until we get a better handle on the water situation and associated costs with that issue. Once the repairs commence, please be patient and wary of the workers.
2. Water Decree: The committee composed of Randy Demming, John Kuhlman, Dan Monks, and Bryan Bagley have been diligently pursuing a solution to our water issue. They have contacted the original water attorney and are exploring options to have a new assessment conducted. The process will probably take some time and the board and committee have kept the water board representatives informed and up to date. The cost to our community will vary depending on the solution. Right now we are incurring legal fees/costs to determine our options to get to a long term solution. Bottomline: We are making good progress and all involved are comfortable with the current efforts.
3. Combo Lock on Back Gate: The firelock (left side of gate) that the fire department has a key to is still there and intact. The combo lock on the right side of the gate will allow access by anyone in our community in the event of an emergency, fire or water. The combination is 7275. Please keep this combination for our community's use only and only for emergencies.
4. Water Meters: We have had several neighbors have issues with their water meters. Sand and sediment can give false readings and indicate you are consuming more water than you actually are. If you switch your water meter for any reason, please notify the water Czar, John Kuhlman.
5. Covenants: Thank you for your diligence in maintaining your property in a manner which adheres to our community's covenants. We have a couple of folks trying to sell their properties and it's important to demonstrate to potential buyers that we are a neighborhood that takes pride in our property's appearance and that we adhere to the rules and regulations specified in our HOA documents. If you have a covenant issue with a neighbor and don't feel comfortable addressing it one on one, please contact the board and we will notify the Covenants Committee, currently led by Cyndi Jensen and David Hansen. With regards to the commercial property at the entrance to the neighborhood, please do not contact the tenants regarding covenant issues. The board works directly

with Mr. Mike Reynolds (the commercial lot owner) on anything concerning the commercial property.

6. Architectural Control Committee: Overall the neighborhood looks great, particularly with all the rain we've had. Per the covenants, just need to remind folks to submit requests to the ACC for any improvements/changes made to your properties. This includes but is not limited to: fences, house additions, decks, sheds, garages, driveways, and significant landscape changes.

As always, we enjoy the community we live in and appreciate the efforts of our home owners in making it a great place to live. Best to all as we wrap up the summer. On a final note, with school starting in the next couple of weeks, let's make we are watching out for our neighborhood children and keeping our vehicle speeds down.

Thanks for your support,

Stu Farnham
Silver Ponds HOA Vice President
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