

Silver Park Place

August 2018 Villager

SPECIAL POINTS OF INTEREST :

- Plumbing project on all buildings. Access needed to units with meters. Water will be off for 2-3 hrs each building.
 - Change to cost of Guest House
 - Website password V1ll4g3!
 - Maintenance Notices-letters-further action
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- ◆ Monthly HOA dues \$199
 - ◆ Guest House rental \$75 first night, \$50 per night thereafter.
 - ◆ Animal Control 367-8764
 - ◆ Cressman Sanitation 759-3456
 - ◆ For Police Emergency, Dial 911
 - ◆ For Police Non-emergency, 367-7000
 - ◆ See Something, Say Something. Crime Stoppers 605-367-7007
 - ◆ HOA board members are listed on the Community Room door, Mail House, Facebook Group and on www.silverparkplace.com

The August, 2018 board meeting:

The following board members were present: Lori Boe, Leeanne Davis, Mark Guthmiller, Roberta Karbo, Monica Larsen, Kelly Lieberg, Dave Mavity and Pat McManus.

URGENT NOTICE:

Plumbing work to be done in each building at Silver Park Place:

beginning August 30th and taking place for several days. A pressure reducing valve will be installed in each building. Plumbers from Waterbury need access to every unit that has a water meter. If you have a water meter and cannot be available to provide access, please make sure the board has a key to access to your unit. A schedule will be provided on Facebook and on the bulletin board in the mail house. Water for the entire building will be off for 2 to 3 hours.

Operations around the complex:

Painting of numbers and stripes on parking lot will resume the last week of August weather permitting. If you see the painters working, please park far enough back in your spot so they can paint it.

Downspout repairs have been completed.

A Maple tree was removed on the Southeast corner of Newport due to a rotten trunk.

Ash Borer treatments were completed for the Phase one trees. Phase two will be done Fall of 2019.

Old Business:

Visitor Parking violations continue to be an issue. Reminder: Any car parked in visitor parking for more than 7 days a month is subject to towing at owner's expense. If you have a special parking need, please contact a board member for options.

Reserved Parking: There are five spaces available for rent should you need additional parking accommodation.

Maintenance Notice Letters:

Follow up letters were mailed out to home owners August 15th relating to weeds along garages, items in disrepair (such as storm doors, steps, and rear fences) and for patio areas that need to be cleaned up.

If you received a letter, please address items indicated, prior to October 1st to avoid fines.

If you need help finding a handy man (if needed), you have a hardship or If you are physically unable to clean up the weeds beside the garages, there may be resources available. Please contact a board member.

There was significant improvement made by home owners & the board extends a sincere Thank you for your efforts. We live in a beautiful community and it takes our whole Village to keep it beautiful.

August 24, 2018

The Villager

Silver Park Place
1001 South Newport Place
Sioux Falls, SD 57106

Property Emergencies:
Contact 605-332-1159 or a
Board Member.

- ◆ **Monica Larsen, President**
605-332-1159 or by email
Silverparkplacehoa
@yahoo.com
- ◆ **Kelly Lieberg, Vice President**
605-940-5677
- ◆ **Pat McManus, Treasurer**
605-310-0943
- ◆ **Rebecca Sittig, Secretary**
605-351-5174
- ◆ **Lori Boe**
605-271-6426
- ◆ **LeeAnne Davis**
605-359-7863
- ◆ **Mark Guthmiller**
605-271-5585
- ◆ **Dave Mavity**
605-521-6180
- ◆ **Open Position**

General needs:

Contact Us on
www.silverparkplace.com
or email Silverparkplacehoa@yahoo.com

Guest House or Community Room reservations: Please reserve on www.silverparkplace.com or by email at SPPReservations@yahoo.com

You will get confirmation of reservation within 24 hours.

Facebook: Please search [@spphoacommunity](https://www.facebook.com/spphoacommunity)
Follow the Page and join the Group for instant communications of community news.

Silver Park Place Website:
www.silverparkplace.com

Password to the Homeowner Login section is **V1114g3!**
(capital V, the number one, small L, small L, the number four, letter g, number three, exclamation point).

Guest House:

The cost of the Guest House rental has increased. The cost is now \$75 for the first night and \$50 for each additional night.

Reservations:

You can reserve the Community Room and Guest House through the website or by email at sppreservations@yahoo.com. LeeAnne Davis will now be coordinating the reservations. Please arrange the pick up of the Guest House key the evening before your reservation date by calling her at 359-7863.

Board Positions:

Secretary, Silver Park Place welcomes Rebecca Sittig (1107N) has agreed to fill the open position. Her term will run until 2020.

Open Position,

There is an open board position. If you are available the second Tuesday of every month, want to take an active role in the community, help shape the future of Silver Park Place, and are willing to take on a few duties as needed. Please come to the September 11th board meeting. We meet at 6:30 pm in the Community Room.

Budget: The Budget Committee has begun to analyze the Silver Park Place large dollar maintenance items and fixed costs. It is our intention to ensure our reserves are adequate to avoid assessments to home owners like the \$5,000 assessed to each unit in 2003, for siding. This information is being analyzed to determine the need for an increase to the monthly dues.

To Date: Approximately \$164.31 out of each \$199 member dues is going for fixed costs leaving \$34.69 for other budgeted items. Keep in mind the fixed costs increase each year. Phase one of Shingles are estimated to cost \$310,000 (by year 2033). Phase two of Shingles is estimated at \$586,000 (by year 2045). The Pool will cost approximately \$85-\$100,000 to replace. (estimated by year 2023). These three costs equal \$44.64 per member per month. We are still determining upcoming road repair estimates.

Other associations researched, with swimming pools, have dues costs of \$244, \$257 and \$305 per month.

Because we are in an aging complex, we are also needing to start replacing and repairing items reaching the end of their life span. The concrete around the pool will be replaced this fall and is estimated to cost around \$20,000. Signage as you enter the complex, bushes and landscape around the complex and fences on Newport are all reaching the end of their life span.

Flood insurance premium savings does not account for enough savings to offset inflation, costs for Ash Borer treatments and tree removal and the costs of repairs for an aging complex.