

Silver Park Place

September 2018 Villager

SPECIAL POINTS OF INTEREST :

- Website password V1l14g3! (capital V, the number one, small L, small L, the number four, letter g, number three, exclamation point).
- Maintenance Notices- Fines will be assessed October 1st.
- Homeowners Dues Increase to \$200 December 1st.
- Budget discussions

- ◆ 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

September, 2018 board meeting:

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

Homeowners present: Ron Roelandt, Heidi Olson, Sharon Fischer, Diane Drefs.

Operations around the complex:

Painting of numbers and stripes on parking lot is complete.

Downspout repairs have been completed.

Three Ash Trees were removed in accordance with the boards Emerald Ash Borer planning.

A fence blew down at 1217 Newport in a recent storm.

Wasps were treated around the property by Truly Nolen Pest Control at a cost of \$276.90

Pool light was repaired by Electric Construction \$127.55.

Water reducing valves have been installed in all buildings and new shutoffs were installed in six units \$12,692.94.

Emergency shutoff switches were tested and there are four that are not working. Bids will be obtained for their repair.

Swells were created in the far Southeast corner of Newport and the far Southwest corner of Bridgeport to address drainage issues. They functioned very well with the recent heavy rains.

AMFs Approved: 1107B-new steps; 1113B-new doors, 1212B rock along garage & new steps.

Old Business:

Maintenance Letter reminders:

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

Fines will be assessed October 1st, in the amount of \$199 per month, if arrangements have not been made, with the board to address items that were outlined in the letters.

New Business:

◆ Quote for Garbage services was submitted for review. Change would save SPP approximately \$1500 per month on current rates. Our current company, Cressman Sanitation, advised they will be increasing our rates January 1st by \$1200 per year. Making a change would then save \$2700 annually. The board will review the possibility of a change at the October meeting.

◆ Lawn, Power Raking and Overseeding, along the front of the property and the back of Newport to repair the grass areas has been approved by the board.

◆ Entry Rugs for the Clubhouse, were proposed verses the installation of ceramic tile in the clubhouse entryway. Monica will check Local pricing to compare with catalog pricing and rugs will be discussed further at the October meeting.

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
- ◆ **Scott Green**
712-251-9181
- ◆ **Mark Guthmiller**
605-271-5585
- ◆ **Dave Mavity**
605-521-6180

General needs:
www.silverparkplace.com
or email Silverparkplacehoa@yahoo.com

Guest House or Community Room reservations:

Please reserve on website
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.

Board Positions:

The recent open board position was filled by Scott Green, of 1200 Newport, the board is happy to welcome him.

Every March, three board positions become available. Please consider running for a board position. SPP Board positions are voted on at the Annual Meeting, the 3rd, Wednesday in March at 7:00 pm. If you have a positive attitude, are a team player and care about the SPP community, we are looking for you!

Www.silverparkplace.com:

New Additions to the website located in the Helpful Documents section of the website:

- ◆ AMF Guidelines
- ◆ Cressman's Garbage Schedule
- ◆ Financial Reports-will be posted on the website monthly and will no longer appear in the newsletter.

Snow is around the corner:

Please make sure you join the Silver Park Place Facebook Group, within the SPP main Facebook page by searching [@spphoacommunity](https://www.facebook.com/spphoacommunity). This is the only method we have to communicate with all owners in real-time for urgent notices to move vehicles, communicate timelines for snow removal etc.

It is important to remove all items from patios & along garages by the first snowfall. Snow crews are not responsible for damage to personal items and may not clean your patios if not cleared.

Dues Increase:

The board has made the unanimous decision to increase the dues to \$200, effective December 1st, and are evaluating an additional increase to \$210 effective March 1st.

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 back in 2003, for siding. All information is being analyzed to determine the need for an increase to the monthly dues.

Approximately \$164.31 out of each \$199 member dues is going for fixed costs, leaving \$34.69 for other budgeted items and emergencies. We have been advised we will have increases to water, garbage, and insurance costs in 2019. Phase one of Shingles (by 2033), Phase two of Shingles (by 2045), Pool (est. by 2023). These three needs alone exceed the \$34.69 per member per month.

We are still determining upcoming road repair estimates and costs to repair and replace our patios and sidewalks. They are settling and causing drainage and hazards.

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 need to start replacing 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 because we are in an aging complex.