

Hi, Neighbor!

SILVER CREEK JULY 2025 NEWSLETTER



UPCOMING CLUBHOUSE EVENTS:

July 14 Neighborhood Ice Cream Social 7:00 p.m.
Games/Bingo to follow



July 17 HOA Board Meeting

6:30 p.m.

TIME IS RUNNING OUT!



August 1st is the date when the **insurance deductible** on your Silver Creek home, under the Association's master policy, will adjust to \$25,000.

Your home will continue to be insured against loss above that amount by the HOA master policy paid by the Association from your monthly dues.



If you haven't already done so, contact your insurance agency **now** to advise it of the adjustment so that your home is adequately protected.

LAY OF THE LANDSCAPING

The neighborhood is looking good this month with newly-trimmed palm trees throughout and completion of a first phase of road replacement after more than 30 years.

Admittedly, the upkeep for Silver Creek's 162 individual yards and its large common area is a big job that comes with many challenges.

In the landscaping industry there are different levels of landscape maintenance—all available for a price.



At the low end, you have the "Mow-Blow-Go" crews. They cut the grass, blow it into the street, and they are done!

At the high end, you can hire a personal gardener who polishes every blade of grass and nurtures every flower and plant in the yard.

It all comes down to what you can afford.

Our contractor's written agreement identifies a performance standard somewhere between those two extremes.

The arrangement suggests that each Owner shares some level of responsibility with the Association for the upkeep and appearance of the Owner's lot.

WHAT THE CONTRACTOR PROVIDES

Our base contract this year for landscaping services is the same dollar amount as the 2024 base contract, and we appear to be getting better service than from the previous landscaper.

In addition to mowing and blowing, our contractor sweeps and dispose of clippings and yard debris from sidewalks, driveways, patios, curbs and streets; edges lawns and shrub beds; prunes and trims shrubs and trees up to ten feet tall with major work performed Spring and Fall; trims ground cover where needed; periodically cleans out weeds and leaves; provides ongoing weed control for decorative rock, turf areas and sidewalks; cleans decorative rock beds as needed; fertilizes lawns and growing areas twice a year; applies pre-emergent to decorative

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rock and turf areas annually; checks sprinkler heads and periodically sets irrigation clocks.

DON'T BE A DRIP



Setting irrigation clocks to balance the competing goals of conserving water and keeping the grass and plants green is always a challenge.

Excessive frequencies or durations waste water and dollars. Our water bill for June was nearly \$8,100.

On the other hand, if the grass and plants don't get enough water they die.

So, we face a constant balancing act!

The weather, landscape design and the condition of sprinklers have a significant effect on the durations and days needed for watering.



If you have concerns about the adequacy of your irrigation schedule, please log on to **PayHOA**, click on **New Submission**, and select **Landscaping Form**.

There, please describe and submit your concern and you will receive a prompt response and consultation to address your water needs.

PLEASE NOTE

Homeowners may elect to perform their own tree, shrub and plant maintenance and decline those services from Landscape Maintenance.

To do so, log on to **PayHOA**, click on **New Submission**, select **Landscaping Form** and submit your request.

IRRIGATION SYSTEM VANDALISM

Silver Creek has had several cases of tampering with irrigation control timers in recent months.

It wasn't done by the landscape team or by the homeowner.

In some cases, control timers were turned off.

In other cases, the duration and frequency had been significantly reduced.

In each case, the lawns started to die.

Even if the intent was to save water, such actions are actually vandalism and destruction of property.

Please report any issues or concerns regarding sprinklers or timers through **PayHOA**.

NEW NEIGHBORS

Welcome to the Chiranjeevi and Charity Alada family who have purchased and moved into #16.



Charity and Chiranjeevi Alada

We are excited to welcome Chiranjeevi and Charity Allada, along with their three children, to their new home at #16. Chiranjeevi is a software engineer at Mutual of Omaha and Charity is a dedicated full-time mom to their two sons (ages 8 and 6) and daughter (age 2).

The Alladas relocated from Charity's hometown in Montana. Charity first discovered St. George while visiting a friend in Beaver, UT, a few years ago. During a spring break trip this year, the family fell in love with the area's sunshine, stunning red rocks, and abundant outdoor recreation opportunities.

They are eager to raise their children in this vibrant community.

Charity enjoys painting and practicing yoga and Chiranjeevi loves running, biking, and hiking.

The Alladas are excited for cooler fall weather and are happy to leave Montana's harsh winters behind. Chiranjeevi notes that the dry heat of St. George reminds him of his childhood in Andhra Pradesh, India.

INDOOR POOL OPEN

Major repair work on the south wall of the indoor swimming pool is complete and the pool is again open for use.

Pending work of touch-up painting may require one more very brief closure.

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