Hi, Neighbor!

SILVER CREEK JANUARY 2026 NEWSLETTER

CLUBHOUSE EVENTS

Jan 7 Ladies Bunko Night 6:00 p.m.
(Dinner at 6:00, Bunko at 7:00)
(Please bring a prize to share)

Jan 12 Community Dinner 6:00 p.m.
Soups & Breads provided
(There will be gluten-free options)
Last names A-M: please bring salads
Last names N-Z: please bring desserts

Jan 14 Sit & Chat 11:00 a.m.
(at Julie Gill's home, unit #43)

Jan 15 HOA Board Meeting 6:30 p.m.

Jan 17 *ANNUAL MEETING* 6:30 p.m.

Please be sure to attend the Association's Annual Meeting! It is your opportunity to participate in discussions on the budget and other matters of interest for the community.

Three positions on the Board of Trustees are open for the elections held that night.

We need a quorum of at least 50% of all homeowners in order to conduct the elections.

You will be receiving by mail a form on which to confirm that you will attend, or on which you may designate a proxy for your vote. Please return the form in the accompanying pre-paid envelope immediately.

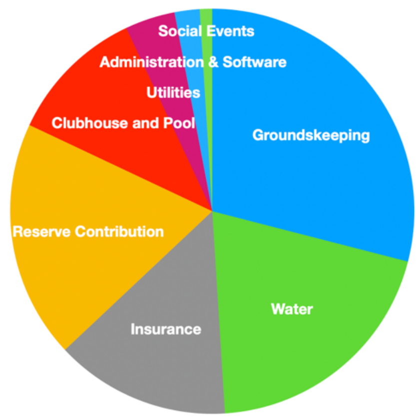
2026 BUDGET AND DUES

The Silver Creek Home Owners Association Board of Trustees, at its December meeting, unanimously adopted a budget plan and dues assessments for 2026.

The Board approved a budget of $486,524 to meet its fiduciary obligations in the coming year.

That equals a monthly homeowner assessment of $250 effective February 1st. That $10 increase is half the amount of the increase of the previous year.

The graph below illustrates broad categories where that money is allocated.



Homeowner Approximate 2026 Monthly Contribution

Groundskeeping	72
Water	49
Insurance	36
Reserves	47
Clubhouse and Pool	27
Common Area Utilities	12
Admin & Software	5
Social Events	2
Total	$250

You can find a link to the complete budget at www.silvercreek-hoa.org

WHAT ARE BUDGET RESERVES?

A monthly dues allocation of $47 for something called "Reserves" may prompt the question "What's *that* for?"

The primary purpose of HOA's budget Reserves is to provide a long-term savings account for major, infrequent, and costly repairs, replacements, and capital improvements of shared community assets.

These funds are separate *(continues next page)*

from the operating budget, which covers routine expenses like landscaping, utilities, insurance and maintenance.

Core Purposes of HOA Reserves

• **Funding Major Projects**: Reserves ensure the HOA can pay for significant projects when common components inevitably wear out, such as repaving our private roads (did some last year), or re-roofing the clubhouse or updating pool equipment at the end of its useful life.

• **Avoiding Special Assessments**: A healthy reserve fund allows the Association to cover large expenses without imposing sudden, unexpected special assessments (one-time fees) on homeowners, which can cause financial strain and friction in a community.

• **Ensuring Financial Stability**: By planning and saving over time, the Association maintains long-term financial health and stability, preventing the need to secure costly loans or drastically increase regular association dues.

• **Maintaining Property Values**: Adequate reserves ensure common areas and amenities are well-maintained, which protects and enhances property values and makes the community more attractive to potential buyers.

• **Covering Unexpected Emergencies**: The funds act as a financial safety net for unplanned repairs or damage caused by emergencies, such as severe storm damage, allowing the board to respond promptly to issues without delay.

Based on reserve studies and long-range planning, your board believes that this year's adjustment now brings the annual Reserve Funding amount up to an appropriate and sustainable level.

UPDATE YOUR MONTHLY AUTO-PAY

In order to have a seamless transition to the new monthly dues amount (this is for the vast majority of homeowners who use auto-pay) do the following:

1. Log into the **PayHOA** Owner portal
2. Click the round "**Person icon**" (top right)
3. Click "**Account Settings**" from the dropdown
4. Click "**Autopay**" tab (top center)
5. Click "**Edit Limit**" (right side)
6. Enter the amount in the "Maximum Autopay Amount" box. You want this to be $250.
7. Click **"✓ Save Autopay Settings"**
8. You're done! Exit the program.

It's a good idea to do this now so as to avoid any pesky (also automated) late fees!

Your account still will be debited for $240 on January 10.

On February 10^{th} and monthly thereafter it automatically will be charged $250.

It should be simple, but if you get stuck, reach out to any Board member.

WILL YOU BE A CANDIDATE?

Three seats on Silvercreek's Board of Trustees are up for election this month and two of the trustees whose terms expire are not seeking reelection.

Will you offer yourself as a candidate?

Both full-time or part-time residents are eligible and useful.

The Board makes decisions, manages the Association's resources and works on behalf of all homeowners.

Your skills and willing hands are welcome on the Board for a variety of responsibilities.

If you are willing to even *think* about it, check out the Board Candidacy Declaration form at www.silvercreek-hoa.org

It's under the "Homeowners" pull-down menu.

If you declare your candidacy and submit a candidacy statement by January 5^{th}, the Association will mail your campaign statement to all residents!

However, candidates may declare as late as at the Annual Meeting on January 17^{th}.