

Hi, Neighbor!

SILVER CREEK MAY 2026 NEWSLETTER



COMMUNITY EVENTS

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



May 11 Community Dinner 6:00 p.m.
(at the Clubhouse)
Menu: Hamburgers, Hotdogs & Chips
Last names A-M: Please bring a side
Last names N-Z: Please bring a dessert

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

May 15 Street Sealing
(see notice below)

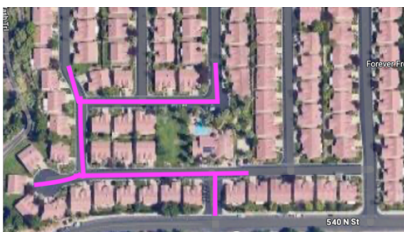
May 21 HOA Board Meeting 6:30 p.m.
(at the Clubhouse)

STREET SEALING

As a follow-up to last year's Phase I Pavement Replacement, those same sections of asphalt will be sealed on Friday, May 15th.

Street use will be impacted that day.

Affected owners will receive additional details.



**Asphalt To Be Sealed
on May 15**

REST INSURED

The Association has contracted for a new insurance policy that continues to protect the structure of your Silver Creek home, subject to a deductible of \$25,000.



The very favorable rate premium is paid from your monthly dues.

It's a good idea to review other coverages with your personal insurance agent.

LANDSCAPING UPDATE

The Association has hired a new landscaping contractor.

Our previous vendor was forced to curtail operations due to health considerations.

You will recognize the new crew by their white polo shirts emblazoned with *Gonzales Lawncare*.

Because we are a quick add for them, the specific days of the week for mowing are currently in flux.



However, the scope of service in the new vendor contract is essentially the same as before.

If you have a special landscaping request, please submit it through Pay-HOA under Requests > **Landscaping Requests**

And, speaking of landscaping.....

DON'T TOUCH THAT DIAL!



That is—the dial that controls the timing of your irrigation system!

The Association pays the water bill—one of our
(continues next page)

biggest expenses—and it's on the Association to get the irrigation right. The landscape contractor is tasked with setting and monitoring all irrigation controls.

If you find a problem with your irrigation's frequency, please give notice through Pay-HOA under *Requests > Landscaping Requests*

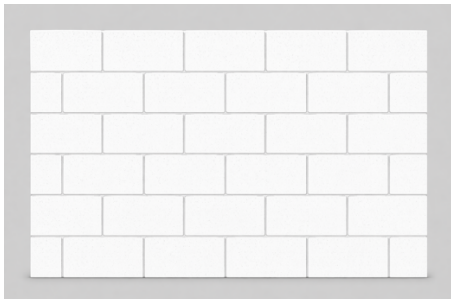


Reminder

- Monthly HOA fees are due on the first day of the month.
- If you use Auto-Pay, please remember that automatic payments will now be debited on the 4th of the month. You don't need to make any changes. Just be sure you have sufficient funds in your bank on the 4th.

WHOSE WALL IS IT?

Your Board of Trustees is undertaking an audit of all the walls in the community. The goal is to conclusively identify those walls that are the property and the financial responsibility of our Association.



Here's a bit of history:

The first perimeter and landscaping walls in Silver Creek went up more than 30 years ago at the beginning of the four-phase build-out of the community.

Those original project walls were constructed by the developer at the beginning of each phase.

Those walls were part of the "limited common area" to be maintained by the Silver Creek Townhomes Association.

That part is simple.

However, since that original project construction, many individual owners, of their own volition, have built additional walls on their lots.

Those walls—which were not part of the original community design—were paid for by individual owners. Such walls were and are the property of

individual owners, and they remain the responsibility of individual owners.

This understanding becomes important as some walls in the community are beginning to show the effects of age.

A definitive audit of the walls is necessary in order to provide a fair and impartial framework for dealing with questions about their upkeep going forward.

You will receive the findings of that audit soon.

Additionally, some of the original project walls have been modified by owners without authorization.

It is possible that the Board will determine project walls that have been modified after their original construction will be the responsibility of the owner(s) whose lots border such walls. "Modified" could include adding to the height of the wall, installing plantings that have damaged or compromised the wall, and/or backfilling against the wall.

In the meantime—while the structural integrity of original, unmodified project walls is the responsibility of Association, it is your Board's position that the cosmetic appearance of all walls, including project walls (painting and removal of efflorescence, etc.), is the responsibility of the owners whose yards they face.

Thank you for understanding the important issues here that have a financial impact on all of us.

WELCOME, NEIGHBOR!

Kent Shepley is the new owner of Unit #161.

Fun fact: Previous owner, Don Toomey, was Kent's scoutmaster.

Kent grew up in California. He had a 34-year career in the corporate wholesale automobile business in California and Ohio—Volkswagen of America and American Honda. Upon retiring, he



moved to Utah to care for his mother.

He has three adult children who live in California, London and Barcelona. He says "I gave them a love for travel."

Kent's home in Sandy looks up at Snowbird. He says he plans to move to St. George full-time when he can't ski anymore. For now, part-time is a charm.

Please join your neighbors in welcoming Kent.