

Hi, Neighbor!

SILVER CREEK JULY 2026 NEWSLETTER



COMMUNITY EVENTS

Silver Creek's Social Committee is taking a July vacation!

Activities will resume with an Ice Cream Social & Bingo Night in August.



July 16	HOA Board Meeting (at the Clubhouse)	6:30 p.m.
Aug 9	Ice Cream & Bingo (at the Clubhouse)	6:30 p.m.

NEW COMMITTEE

Thanks are in order for two Silver Creek owners who have stepped up to serve as members of a new Communications Committee.



Shari Daiuto and Brandon Jackson bring valuable computer skills to improve and manage our Silver Creek website as a useful resource for all residents. So, Shari and Brandon, THANK YOU!

Now, how could you be a Silver Creek volunteer?

NOTICE OF PROPOSED PERMANENT CHANGE

The Board of Trustees, responding to acts of vandalism in the clubhouse, took immediate action to re-key the building in order to protect our common asset.

The clubhouse had been accessible by 162 untraceable keys. The system provided no accountability, or record of use, or any assurance that the clubhouse would be safely locked.

That is unlike the electronic access system that provides secure, monitored access to our pools.

The emergency solution adopted by the Board currently requires Silver Creek members to obtain a key from a short list of designated persons in order to make use of the clubhouse.

The cost to fit the clubhouse with a secure electronic key system directly accessible to every homeowner would be in the range of \$8-thousand to \$10-thousand.

The Reserve Study of 2024 does not include reserve funding for an electronic access control system for the clubhouse.

At the next Board of Trustees meeting at 6:30 p.m. on July 16th, the Board will vote whether

- to make permanent the current clubhouse access system that requires a request for a key,
- or**
- to fund a new electronic access system by cutting other items in this year's budget,
- or**
- to delay that expenditure and installation until it can be covered by a funding increase.

Because the eventual decision might be interpreted as a Rule, the Board hereby gives notice of the intended vote(s) and of the opportunity for members to express their views on the matter during the comment portion of the meeting.

REMINDER:



**St. George Fireworks Ban This Year
Extends to Silver Creek**

ARCHITECTURAL REVIEW— WHAT IT IS AND HOW IT WORKS

The process of Architectural Review ensures that Silver Creek retains its original cohesive, harmonious design.

The steps in the process help maintain a consistent visual standard throughout our neighborhood and preserve its Southwest Mediterranean theme.

By standardizing exterior design elements like colors, landscaping materials and other home improvements, Architectural Review prevents jarring alterations that can disrupt the neighborhood's aesthetic appeal.

This architectural consistency directly protects your investment in your home.

A uniform community design standard prevents decline, and significantly boosts property values across the entire development.

ARCHITECTURAL REVIEW — HOMEOWNERS ASSOCIATION —



Clear standards mean residents know exactly what modifications are acceptable before investing money in purchases or contractors.

The submission process is straightforward.

Before starting *any* exterior work, homeowners simply submit a request form outlining their plans.

Forms are available at silvercreek-HOA.org under the pulldown menu "Forms."

Completed forms may be sent to silvercreekboardmembers@gmail.com or handed to any member of the Architectural Review Committee (ARC).

The ARC, made up of Association volunteers, can help the owner with the submission and makes a recommendation regarding approval to the Board of Trustees for its formal decision.

This collaborative, proactive system is designed to keep our neighborhood an attractive and highly desirable place to live.

DON'T LET THIS HAPPEN TO YOU!



Here's a tip, especially for part-time residents, that could save a lot of grief:

Turn off your main water valve before you leave for an extended period of time!

That's almost always a good idea.

Pipes can leak. Pipes can burst.

A quick response can limit the damage.

But if you are away, and the leak has the house all to itself for days and days, the result can be a disaster.

The owners of one Silver Creek home have just lived through that experience.

Sincere condolences!

Most units have shut-off valves in the garage. If not, it is strongly recommended that a shut-off valve be installed by a qualified plumber.

It takes only a few seconds to turn the valve off to provide protection while you are away.

WELCOME NEIGHBOR!

Welcome to our new neighbor, Zach Leeds.

Zach and his daughter have recently moved in, strategically close to the swimming pool.

Zach is no stranger to the area, having come from nearby Ivins.

ODDS AND ENDS

Artwork, knickknacks, a few pieces of furniture, and items technically classified as "stuff" remain from the decommissioned clubhouse library.



It's all free for the taking. If you are interested in any of it, please contact Jeff Snow (435) 256-9546.

SILVER CREEK TOWNHOMES ASSOCIATION

Caring for Our Homes, Our Neighbors, and Our Future