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# Northshore

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March 2012

Website: [www.northshorehoa.org](http://www.northshorehoa.org)

For Northshore Homeowners Association Members

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## 2012 Annual Dues

Good News! The Northshore 2012 annual dues will be the same this year as they were in years past - \$100. The Silver Springs Master Association dues will be \$175 for a total of \$275. Your dues invoice is enclosed in this mailing and is due by April 15th. The board is working hard to be fiscally responsible. Going green by using email and the website to communicate with you are an important part of this plan.

## Mailboxes

There are still a few new mailboxes left if you would like to replace yours because the paint is peeling. Contact the Association at [info@northshorehoa.org](mailto:info@northshorehoa.org).

**Northshore HOA Manager – Brenda Lake**  
Email – [info@northshorehoa.org](mailto:info@northshorehoa.org)  
User name is: resident Password is: goldfish  
Phone – 435-640-1150

## Spring is Here

Dog Waste Stations that provide waste bags will be installed at the lake park and at corner of Northshore Court and Silver Springs Road. Please be a good neighbor and pick up after your dog.

Take advantage of the new boat/beach area near the pump house on the west end of the lake. This area can be accessed from the Northshore entrance monument trail.

Remember fishing at the lake is catch and release! There are some big fish in there!

If you back up to a creek, it is your responsibility to keep it free of debris and flowing properly. Please monitor the flow through the creek since the spring water runoff is proceeding in earnest. Do not put grass clippings or any other landscape material in the creek.

## Architectural Review

You must submit any changes to your home's exterior to the review committee for approval. This includes exterior remodels, fences, sheds, re-roofing, and changes in paint color (subdued earth tones) to comply with the CC&R's. This protects you in the event that someone objects in the future to your changes. Failure to do so might mean that you will have to make changes at your expense.

Contact the Architectural Committee:

Jon Pierce 208-720-8583

Karen Krapcho 435-615-7451

Erin Quill 435-658-1838

## CC&R Enforcement Policy

A new CC&R policy is in effect for the Northshore HOA. There have been problems getting some owners to comply with the CC&R's and in order to ensure a quality community the following three steps will be taken in an effort to enforce the CC&R's.

- 1) Friendly reminders will be sent to owners that are violating the Northshore CC&R's with 14 days in which to remedy the violation.
- 2) If the CC&R violation is not remedied within the 14 days given, a second letter reminding the owner of the violation will be sent informing the owner that a fine to be determined by the Board will be levied if the violation is not resolved in 14 days.
- 3) If the CC&R violation has not been resolved within the second 14 day period, a third letter will be sent indicating that a fine has been levied as determined by the Board. Fines will be between \$50 - \$500 a month per Utah State law. If the fine is not paid within 30 days of the date of the letter, the HOA can file a lien on the property

**WITH THE WARM WEATHER, THE ICE ON THE LAKE IS NOW UNSAFE! PLEASE STAY OFF!**

## Outdoor Storage

The Northshore CC&R's prohibit the storage of any vehicles, to include RV's, campers, snowmobiles, boats, jet skis, trailers, ATV's, etc. is prohibited unless the vehicle is kept from view of the general public, common area, or vehicles traffic. Storage that is visible from the street is not permitted. Storage units are not permissible if they can be seen from the street. Please be sure that these items are stored in your garage or off the property. A CC&R Enforcement Policy has been implemented.

## Northshore Board of Trustees

The following Northshore owners are now serving as Trustees. You may contact them via email or phone as listed below:

- Gaylynn Mooney (435.940.1656)  
[skymooney@comcast.net](mailto:skymooney@comcast.net)
- Kathy Higginson (435.649.4307)  
[kathy.ann.h@comcast.net](mailto:kathy.ann.h@comcast.net)
- Allan Nunez (435.714.1077) [allan\\_nunez@hotmail.com](mailto:allan_nunez@hotmail.com)
- Roxanne Lazzara (435.649.1061) [avlazz@comcast.net](mailto:avlazz@comcast.net)
- Bruce Emerson (435.655.0422) [emersonbk@yahoo.com](mailto:emersonbk@yahoo.com)

