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# Northshore Homeowners Association

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February 2016

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

For Northshore Homeowners Association Members

## 2016 Annual Dues

The Northshore 2016 annual dues remain the same this year as they were in years past - \$100. The Silver Springs Master Association dues are \$175 for a total of \$275. These dues are to be paid by March 15, 2016.

## Northshore HOA Board of Trustees

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

- Jenny Roberts (435.901.0324)  
jroberts@bhhsutah.com
- Christy Dias (802.236.0601)  
christydostal@hotmail.com
- Allan Nunez (435.714.1077)  
allan\_nunez@hotmail.com
- Wendell Brown (435.658.1423)  
wendollo@comcast.net
- Mike Grenney (435-640-6154)  
mgrenney@gmail.com

**Northshore HOA Manager – Brenda Lake**

Email – [northshoreparkcity@gmail.com](mailto:northshoreparkcity@gmail.com)

Phone – 435-640-1150

## Architectural Guideline Changes

The Northshore Board and Architectural Committee are currently working to update the Architectural Guidelines as allowed by the Northshore CC&R's. An architect will be hired to provide professional guidance on updating the current guidelines to allow for more current architectural elements within the community.

## Northshore Mailboxes

It has been noted that there are a few more mailboxes in the community that need to be replaced. The Board has decided to make another claim through the manufacturer, Whitehall. If you feel that the paint on your mailbox has failed, please provide the following information by email to [northshoreparkcity@gmail.com](mailto:northshoreparkcity@gmail.com):

- 1) Your name, address, email and phone number.
- 2) Photos of the paint damage on your mailbox and a photo of the inside of your mailbox showing the stamped information proving the manufacturer is Whitehall.

Please provide this information by March 1, 2016 so that the Association can place a warranty order.

## Architectural Review

Owners must submit any proposed changes to a 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. An application for exterior projects is included with this newsletter and the architectural project procedures can also be found on the Northshore website.

Architectural Committee Members:

- Todd Marsh (435.729.0697)  
todd@propalliance.com
- Ryan McLaughlin (435.640.5780)  
ryan@skiresortpropoerty.com
- Christy Dias (802.236.0601)  
christydostal@hotmail.com

**How can I be a considerate neighbor?**

- Remove any items stored under your decks and in your yard that may be an eyesore to your neighbors. Firewood may be neatly stacked and stored for accessibility.
- Bring your trashcans in from the street after the trash is picked up. **They cannot be stored outside where they are visible from the street.**
- Remember that trailers or campers of any kind cannot be parked in your driveway. They may be parked in your garage or behind a screening fence.
- Pick up after your pets and keep them under control. Do not allow them to bark incessantly or at inappropriate times when it may bother your neighbors.

**Community Amenities Use Information**

**Tennis Court Code** – 153. Please close gate after use.

**Lake Picnic Area Reservations** – Call Robyn Bailey at 435.645.9342.

**Silver Springs Master Homeowner's Association Website** – [SilverspringsHOAs.com](http://SilverspringsHOAs.com). Go to this website to register and gain access.

**Glass Recycling**

You can now recycle glass at Willow Creek Park. The Summit County Recycling home collection program does not accept glass so Recycling Utah has placed glass recycling bins at Willow Creek Park adjacent to the tennis courts. Please recycle your glass and take advantage of this convenient drop off location!

**Email and Website**

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. **Please provide us your email so that the HOA can communicate with you more effectively.**

**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.

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. Per Utah state law, fines can be levied up to \$500 per month. If the fine is not paid within 30 days of the date of the letter, the HOA can file a lien on the property.

**Spring is Coming**

Dog Waste Stations that provide waste bags are available 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 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 your property backs 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.