

Why are the dues mandatory for Plats A and B?

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This is a really good question, one, that I actually didn't know the answer to until I became our treasurer! The original Covenants, Conditions, and Restrictions (CC&Rs) were prepared in the 1950s when our lots were sold as part of a ski development by the Soter Company. These CC&Rs were not restrictive and were basically designed to build cabins. For example, you could build a 500 square foot home with no setback. In 2000, there was a lot of construction occurring in Summit Park and the SPHA became pressured to meet the Summit County Building codes. An attorney was hired (Joe Tesch), who had experience writing CC&Rs. *He wrote new and separate CC&Rs for each plat in Summit Park.* In order to have these new CC&Rs approved, a copy was sent to all property owners with a ballot. We needed 51% or greater to have them approved. The mailing of the ballots and CC&Rs proved unsuccessful, so the SPHA went door-to-door to obtain signatures. This, as you can imagine, was a lot of work! We were successful in obtaining the necessary number of signatures in Plats A and B and they were subsequently recorded. At that time, a mandatory fee for dues of \$25 was included to cover the costs of managing the SPHA along with the benefits of membership. The next board of directors started to get signatures in the other plats but it was never completed. *At this time, we would like to get all of the plats CC&Rs rewritten but it is very time consuming.* The dues were increased to \$50 in 2009.