

**SILVER SPRINGS SINGLE FAMILY SUBDIVISION - SEGMENT B TEN MAN HOLES**

Report Compiled by Clay and Lucy Archer, contributions by Bradley Hornsby

**DEVELOPER INSTALLED UNDERDRAINS DURING 1978-1981 ON PROPERTY HE OWNED AND WISHED TO SELL TO CONTRACTORS OR FOR HIS OWN COMPANY TO DEVELOP.**

**See 1979 Entry 157606 SPECIAL NOTICE Designated to Lots 1 to 64. However ... THE ENCROACHMENT INSTALLATION AFFECTS 94 PRIVATE PROPERTIES SHARING 17 MANHOLES IN SEGMENT A, AND 10 MANHOLES IN SEGMENT B.**

**SSSF IS PRIVATE PROPERTY NOT BELONGING TO THE HOA, NEITHER DOES THE HOA HOLD LEGAL RIGHTS NOR AUTHORITY TO MAINTAIN ANY PART OF IT.**

**mh 1B** Lot 194 Hedges on the west side of Silver Springs Road. 5.9' from curb, above grade.



From Owners since 1994: "I've only had the lid off a few times over the years. Never seen water running at any time. The lid is heavy and seems to be safe at this time. Don't know much more about it."

**Inactive.**

**mh 2B** Lot 201 Bizily on the west side of Silver Springs Road. Alliance Engineering: "Swing ties Teledped 20 Ft. Strong metal detector signal in concrete driveway. Signal 2 ft. from curb." **Inactive** .



**mh 3B** Between Lots 151 Librizzi & 152 Breza on East Meadows Drive. 10.8' from mailbox 5181. AE found lid at grade, 5.7ft behind south curb, under birds-nest spruce evergreen, near covered rock.

**Inactive.**



SSSF Homes 154 to 164, across the street from the area of mh 3B are lined up [along Parcel "T" that runs parallel to East Meadows Drive](#). Exhibit map below:

## WATER CHANNELS IN SILVER SPRINGS SINGLE FAMILY SUBDIVISION

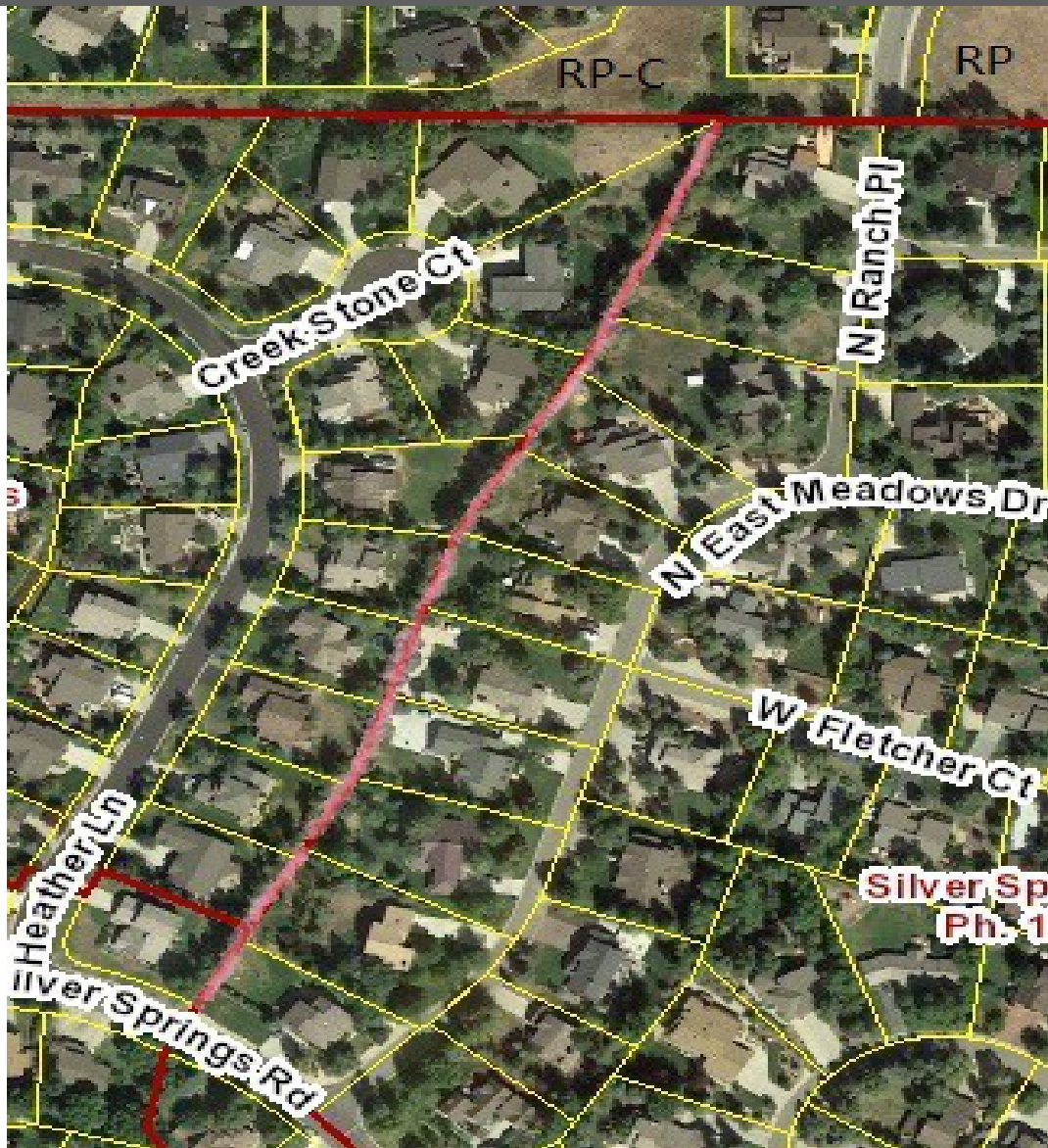
<https://www.silverspringscommunity.com/waterways/streams/>

Report compiled by Lucy Archer 2000-2020



**SSSF Lots #154 through #164 share Parcel T** (see exhibit map above) , this tree-lined drainage channel (pink line on map below) with the Northshore Plat B homes on the northwest side of the channel along Heather Lane and Creek Stone Court. The boundary is recorded on NorthShore No. 1-G, Plat B.

After heavy winter snows this channel swells with snow melt to a point where some of these houses turn on their sump pumps. These eleven SSSF lots are located within proximity of street storm drains, and arguably by the subterranean 6' to 10' underground "under drainage" along the southeast side of East Meadows Drive.



<https://www.silverspringscommunity.com/waterways/streams/>

**[Parcel "T" water boundary between SSSF Lots 154 to 164 and Heather Lane in North Shore](https://www.silverspringscommunity.com/waterways/streams/)**

#### **Ranch Place: Covenants, Conditions and Restrictions:**

**ARTICLE IV – Restrictions on all lots: 4.18...Drainage. No Owner shall alter the direction of natural drainage from his Lot, nor shall any Owner permit accelerated storm run-off to leave his Lot** without first using reasonable means to dissipate the flow energy.

NO UNDERDRAINS IN RANCH PLACE SUBDIVISIONS.



**mh 4B** Lot 91 Reddy Corner of lot, at red X. Direction of UD line is north past 4 houses to E. Meadows Dr. Alliance Engineering: "Could not search. In private backyard." Reportedly **Inactive**, not accessed.

**mh 5B** Lot 150 McIntire on the corner of Fletcher Court and East Meadows Drive  
... Alliance Engineering: "Metal detector signal near curb. Could be rebar." **Inactive**, no access.



Report compiled by Bradley Hornsby 2020

**mh 6B** Lot 139 LaRoche on the wide curve of East Meadows Drive. **Inactive**. Lid underground. This mh is under a slight 6" mound on the lawn to the left of the mailbox. 6.8' behind curb/gutter. There is a black 3 inch plastic cover attached to the underground 4 foot steel cover and opening. One can discern the area by the grass being lighter green above the mh than the rest of the lawn. The inlet to this mh is from mh5B. Separately, Lot 139 is connected to the street storm drain at Lot 150. Storm drains are connected by plastic/rubber **wise pipe** underground along the cement **cutter curve**. Storm Drains are near their respective man holes In this case SD Box 1 at Ranch Place (road). *Example: storm drain photo below.*



Continuation from above of **mh 6B**.



Storm Drain grate SW corner 23.5 feet.

See Storm Drain Report on <https://www.silverspringscommunity.com/waterways/storm-drains/>

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**mh 7B** Lots 132 (1414) & 133 (1418) Silvero. Alliance Engineering never found this mh. Investigation into Willow Lane indicates this line and mh were either not installed, or collapsed. Willow Creek divides Ranch Place undeveloped wet lands (currently suffering from eight successive years of drought) from Silver Springs Single Family homes along Willow Lane. **Inactive**. DNF.



The "as built" plats from J.J Engineering show that **mh 7B** is at the center line of the twin lots 132 & 133, nearly at the curb gutter. That UD line continues south from East Meadows, curving north. There is a catch basin in the road at the intersection of Willow Lane and Ranch Place (road). When we opened the steel lid we found it completely dry without a single inlet or outlet; cement collar installed in 2019.

**mh 8B** Lot 111 Klusman on East Meadows Drive. **Dry conduit.** Alliance Engineering: "Steel lid exposed at grade between Lot 111 & 112" behind green electric box. "Sewer Mh 19.8 feet. Teleped 21 ft., 5.6 feet behind gutter."



**mh 9B** East Meadows Drive Lots 84 Callahan & 108 Palomaki (these are adjoining lots). Alliance Engineering: "Did not find manhole." Location based on underdrain map "as built" plat. On the "as built" diagram manhole 9A is centered on the property line of the two lots, near the curb.



Figure 1. Neither Alliance Engineering nor did we find UD mh 9B. **Inactive.** Not accessed.

Of **27** manholes in Segment A and Segment B, only four or five are functional: **6A, 8A, 9A, 10A.**

**mh 10B** Lot 145 Marchetti on Fletcher Ct. – This steel lid was found at grade exposed near the curb and photographed. Interior of conduit was quite DRY. Alliance Engineering: “1.9 feet behind curb. 45.5 feet from Lot 45 mailbox, and 36.1 feet from Lot 146.” Completely dry. **Inactive.**



Exterior uncovered lip of drain and cover. Interior photo taken with camera probe. Found to be Dry.



Clay Archer, Bradley Hornsby, Chris Marchetti.

All ten manholes in SSSF Underdrain **System Segment B** are **Inactive**, all but 3 are non-accessible; those found openable are dry. No benefits to the Homeowners. See Report on **Segment A** the five functional MHs.

All manholes and connecting tubes are the sole property of the Homeowners on which these items reside. The HOA has no authority to make assessments to the Homeowners to repair or maintain any part of this outdated low-efficiency system that benefits only five lots. Summit County holds no mandate for SSSF HOA to be responsible. The underdrains are the sole ownership and responsibility of the individual property owners.

At the Annual HOA Meeting on October 8, 2019 the CCRs **failed to pass** by a timely majority of Homeowner votes. Three days later, the board president and secretary hastily recorded these “As is” 1994 CCRs though it was announced by the board president himself at the culmination of the Annual meeting that these **CCRs HAD FAILED TO PASS**. Therefore, the taking of the underdrains under the auspices of the HOA board and the grasped ability to assess the SSSF Homeowners for capital improvements are illegal and deceitful. SSSF HOA owns NO part of our subdivision’s property, therefore, holding NO improvements to be assessed.



**SILVER SPRING PHASE 1A & 1B UNDERDRAIN SYSTEM**

EXP: EXPOSED STEEL LID  
 FND: FOUND STEEL LID  
 DNF: DID NOT FIND  
 DNS: DID NOT SEARCH

NOVEMBER 11, 2014