

## Silverlakes at Gateway HOA Board of Directors

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[silverlakes-gateway-hoa.com](http://silverlakes-gateway-hoa.com)

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### **From the HOA President:**

Re-roofing of the final three Villa roofs has begun, and after Jan. 1, 2021, the Silverlakes Homeowners Association will no longer be responsible for exterior maintenance of Silverlakes' seven Villas.

The 14 Villa owners unanimously agreed to that change at a special meeting prior to the board's monthly session on Sept. 16. The result will be significantly lower assessments for Villa owners in the future. While Silverlakes' documents do not contain any legal language requiring the homeowners association to reroof, repaint and pressure wash the exteriors of the Villas, that provision has been in effect due to a "handshake" agreement many years ago.

Going forward, the HOA will continue to provide landscaping services, including mowing, trimming bushes, mulching and irrigation maintenance. As a result, the Villa owners will see their quarterly assessments drop by about \$800, from the current \$1,460 per quarter. Owners of single-family homes currently pay \$246 per quarter but are responsible for their own home maintenance and landscaping. The final assessments for both single-family and Villa owners will be firmed up when the board adopts the 2021 budget in November.

The HOA's finances are right on target, with spending so far in 2020 under budget by \$43. The board has underspent on legal fees but, as usual, slightly over budget on ground and utility expenses.

The Finance Committee has been meeting virtually during the current coronavirus pandemic but is still looking for new members. Members do not have to be full-time Silverlakes residents, since "snowbirds" can participate in the meetings virtually now. Anyone interested in volunteering is asked to contact any board member.

In other action, the board agreed to get quotes for getting a replacement call box for the entry gate. The current call box is old and outdated breaks down often, and the parts to repair it are no longer available.

Once again, I want to thank all committee and board members for all they do for Silverlakes.

### **Social Committee:**

The following activities are planned in the coming months:

**Oct. 17:** Bingo, 7 p.m. \$5 for three cards

**Nov. 7:** Garage Sale, 8 a.m. to noon, \$5 per household

**Nov. 8:** Ice Cream Social, 7 p.m., free with limited seating

**Nov. 21:** Bingo, 7 p.m., \$5 for three cards

Keep an eye on the sign boards at the entry gate for updates.

### **Sunshine Committee:**

The Sunshine Committee sends greeting cards to Silverlakes residents who are recovering from an illness or surgery, celebrating the addition of a child to the family or mourning the loss of a loved one. If you know someone who could use a card, call Sue Beard at 239-284-3936 or email her at [shadden@comcast.net](mailto:shadden@comcast.net). Sue will need the name AND address of the recipient.

