

Silverlakes at Gateway HOA Board of Directors

President:

Lauren 'Bird' Siegel

Vice President:

Catherine LeGendre

Secretary:

Jim Wisniewski

Treasurer:

Marcus Albrecht

Legal Liaison:

Claude Marku



Issue 2022.02

silverlakes-gateway-hoa.com

February 2022

From the HOA President:

The Silverlakes-Gateway HOA Board of Directors welcomed a new member at its Feb. 16 meeting. Catherine LeGendre, the former chairman of the community's finance committee, was appointed to replace Rick Anderson, who has stepped aside as vice president. We thank him for all the work he has done in that capacity for the last several years.

Catherine, an accountant who works out of her home, and her husband Don recently purchased a home in Silverlakes. She gave a brief synopsis of her experiences prior to coming to our community as well as her involvement since settling here.

She will fill the remainder of Rick's term, which expires in 2023. She then will decide whether to run for re-election.

Every year at the annual membership meeting, there are one or two seats on the board whose terms expire. If those members wish to remain on the board and there are no other candidates, there is no election held that year.

There will be an election, this year, however, since there are three candidates running for two seats. Lauren "Bird" Siegel and Marcus Albrecht are seeking re-election, and homeowner Joe Connors also has expressed interest in serving on the board. The two candidates who receive the most votes will be elected to the board. Immediately after the annual membership meeting at 6 p.m. on Wednesday, March 16, a special board meeting will be held, at which time the board will select officers for the year. The homeowners elect the five members of the HOA board, and the board chooses who fills the five offices: president, vice president, treasurer, secretary and legal liaison.

By now, homeowners should have received proxy ballots in the mail listing the three candidates and their biographies. The ballots should be marked and returned as soon as possible by dropping them in the mailbox on the wall near the front doors to the clubhouse. Those who wish to bring their

ballots to the March 16 meeting may do that instead. At least 99 of those ballots must be returned in order to reach a quorum.

During the February meeting, Catherine brought up some good points the board will consider, such as a better PA system in our main room so everyone can hear what's going on during regular board meetings and social events. This will be looked into and will be decided by the board. The last time I had a quote on such a system, the estimate was well over \$5,000. I think we can probably get a system that will fulfill our needs for a lot less than that. I have asked for three bids so the board can decide on the best application for our clubhouse main room.

At the end of January, we still had 42 accounts with delinquent balances. As I've mentioned in previous newsletters, there are several ways homeowners can avoid having an account in arrears which would lessen the load on our volunteers by not having to spend extra effort to bring these accounts current.

Our spending was a little over budget for the month of January as we had the gutters throughout the community power-washed. This was not a budgeted item, so it cost us an additional \$2,925 out of our operating funds to have this accomplished. This may be a budgeted item in future years if this proves to be an effective way to keep our gutters clean.

As most know, our gutters are common property to the HOA, as are our streets, which also are maintained by the HOA. The HOA is looking into having some areas of our streets repaired. Several areas need attention, like repairing potholes. More info to come on this.

We have a maintenance agreement with a company that has not been responding well to our requests for repairs to our five lake fountains, so we are looking for quotes from other firms. The north lake fountain, in particular, has not been functioning properly. Its repair may include electrical work, as I understand some of the circuit breaker boxes are crumbling/rusting to the point where they need to be replaced. It'll be nice to get all the fountains back working properly again.

I have had several calls from homeowners asking how to get onto our website ([https://](https://silverlakes-gateway-hoa.com) or [www](http://www.silverlakes-gateway-hoa.com) then silverlakes-gateway-hoa.com) to fill out/print out forms.

Once gaining access to our website, as I just described, the public side of our website will be displayed. You will be able to access some of our community's information. You would also be able to view the wonderful fly-over video from our entrance to our clubhouse.

To get on our private side, where our forms and meeting minutes are located, a resident login is required. From the top menu, selecting HOA Documents will show a drop-down menu. Selecting HOA Forms or BOD Minutes will take you to a resident login page.

Your username or email block will only accept a username, which is your last name. Your password is the five numbers on the back of your Proxy Key Card that you use for entry into our clubhouse. Those five numbers usually begin with the number 5. Once you are in, you can select from the menu supplied below your login logo.

The board has noticed that most residents don't come to the monthly board meetings, and if you can't attend, you can read the minutes afterwards on the website. Our meetings cover several areas, including reports from the committees, so you might learn something useful to you or your neighbor. They are there by year, then meeting date.

Our February board meeting drew about twice the number of residents who usually attend. That was very nice to see, since a lot of comments and questions were brought up.

Speaking of the agenda, homeowners said they do not know what is going to be discussed during the meeting. In the future, the board will have the agenda for the upcoming meetings e-mailed monthly to our community.

The agendas cover several standard reports, as already mentioned. Each of these conversations can lead to related issues that may or may not be listed on the e-mailed agenda, some of which would be covered under new business or the Homeowner Forum, as already mentioned. These could cover a wide range of subjects that could be of interest to all our community. Therefore, any homeowners with concerns may find it most helpful to bring them up at one of our board meetings.

In our Homeowner Forum, a question was brought up about installing a backyard fence. Our documents state fences cannot be any higher than 5 feet. However, several homeowners said you cannot buy a fence that is 5 foot high and that the kind of fence required in Silverlakes only comes in 6-foot heights. The board is going to reword this requirement to reflect what is available. More to come on this.

I have always expressed my appreciation, as do the board members, to all the volunteers who help our HOA. Their contributions to our community largely go unnoticed by most residents. The board notices their efforts and I like to express our appreciation in these newsletters. I have had the opportunity to witness a few exceptional efforts myself.

Something that most residents very seldom, if ever, have a chance to see is inside the Janitor's Room. I observed Greg Walker deep into rearranging this room the other day. Some of the items in the room were hardly if ever used and others had been replaced by newer items. Greg spent more time than I know of in that room rearranging/removing things and installing new shelving and organizing the supplies. Now a person can actually step into the room with both feet whereas before, items had to be removed before you could enter. It looks great now. THANK YOU, GREG, for your extra effort.

At our February board meeting, a homeowner mentioned the clock on the outside of the clubhouse, visible from the pool area, was not working. Dan Dobson got up right away and walked over to the doors to the pool area saying, "I just replaced the battery in that thing."

Sure enough, it was not working. At our bingo night, a homeowner came up to me and said the clock had been replaced and is working fine now. I want to express my appreciation and the homeowners' thanks to Dan for the quick response to that comment. Just one of the many things Dan and his Vendor Oversight Committee do for our community. THANK YOU, DAN.

Another surprise was related to me by Fran DeRonne, one of our clubhouse inspectors. On Wednesday afternoon, the homeowner renting our clubhouse main room for a Friday evening get-together came in to get the all-access proxy card from our CAM, Scarlet Milano.

As usual, I was also there to answer any questions that might come up that our CAM might not be able to answer right away. The homeowner asked if they could come in Thursday night to set up the room for their event. Luckily, I was there and said most Thursday nights, the card and game players are usually out of the main room by 9 p.m. and they could start setting up then, since the homeowners work during the day.

I had taken the homeowner around the room and explained several things that needed attention during their rental and was assured they would be complied with.

WELL ... Fran told me that when she came in Saturday morning to inspect the room after the Friday night party, the room was a total mess. Fran tried to call the homeowners but got no answer so she went and knocked on their front door and explained the situation. As a result, Fran supervised five of the homeowners and their friends clean the room inside and out. Therefore, we had a normal bingo night that evening with a very large turnout. THANK YOU, FRAN, for your extra effort.

Upcoming Social Committee Events:

Brazilian Mardi Gras: Saturday, Feb. 26, from 6 to 9 p.m. Adults, \$12, and kids 12 and under, \$5. Reserve and pre-pay Pat Macchia at 11283 Lakeland Circle on Feb. 18, 21 or 22 from 5 to 8 p.m. For questions, call (239) 600-7901.

Community Breakfast: Saturday, March 5, from 8:30 to 10 a.m. in the clubhouse. \$5 for adults and \$3 for children. For reservations, call Agnes at 561-9661.

St. Patrick's Day Dinner: Thursday, March 17, 6:30 p.m. More information to follow.

Bingo: March 19, 7 p.m. \$5 for three cards. Call Agnes for reservations at 561-9661.

Ice Cream Social: Sunday, March 28, from 1:30 to 3:30 p.m. FREE

Free Coffee Hour: Mondays, Wednesdays and Fridays at 8:30 a.m.

Hand and Foot (card game): Monday nights at 7

Euchre (card game): Tuesday nights at 7

Mahjong (game): Wednesdays at 1 p.m.

Game Night: Thursdays at 7 p.m.

Sunshine Committee:

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