

Silverlakes at Gateway
HOA Board of Directors

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Issue 2022.09

silverlakes-gateway-hoa.com

November 2022

From the HOA President:

The quarterly assessments for single-family homes will be \$241 next year, while villa owners will pay \$614 per quarter under the 2023 budget approved unanimously Nov. 16 by Silverlakes' board of directors.

The budget is the result of much hard work on the part of our treasurer and finance committee. In the current year, the HOA's quarterly fees are \$239 and \$605, respectively.

Thanks also goes out to all our community volunteers for their help in keeping our costs down. All 329 homeowners benefit from the efforts of relatively few community volunteers.

Homeowners who have their quarterly assessments automatically deducted from their bank accounts to Compass Rose Management will have to change the amount. The procedure for making this change should be coming from CRM in the near future. The new amounts WILL NOT be changed automatically.

I personally prefer to have our assessments deducted automatically. This ensures they will never be late, therefore eliminating any possible late fees. Keep in mind, checks sent by mail must be received by CIT no later than the 10th of the month to avoid late fees. Our assessments are due on the first of each quarter: January, April, July and October.

Our entrance and exit gates were damaged during the two hurricanes we experienced this past hurricane season. They have since been repaired and reinstalled. During the installation, it was discovered the actuating motors were not working — all four of them.

Our volunteers are seeking bids from at least two other companies in an effort to keep our costs as low as possible. Our present contractor's estimate for replacement is about six months from now. Not good, so we are gathering more bids. We need to have our gates working a lot sooner than six months from now.

During the same time, several of our cameras malfunctioned. Here again, through the efforts of our volunteers, the two clubhouse cameras have been repaired and are working once again. The gatehouse cameras were also down. Our volunteers have discovered a bad modem in the gatehouse and are in the process of getting those back up and running.

All of this has been accomplished through the efforts of a couple of new volunteers who have expertise in the technology field. Our community has a mixture of people from many different backgrounds. These volunteers have helped save our community funds as well as the time it would have taken to get a high-priced contractor out to make repairs.

The board is hoping these volunteers will be willing to help us in the future with our "IT" type of problems. It would be great if they could be joined by other residents with similar backgrounds to assist on an as-needed basis with establishing a Technology Committee.

We would have those residents' contact information so whenever an IT problem popped up, they could be called to identify what the problem is and what would be needed to repair it.

This would eliminate someone like me from fumbling around and probably making matters worse. Just a person's contact info is all we would need. If the person we called could not help us just then, maybe the next person would be able to. I'm asking our community residents to consider this small but important request for help with "IT" problems. My THANKS in advance for your consideration.

We have had people looking at the acoustics issues in the clubhouse main room. I have always made mention that if we are able to put up acoustic panels or whatever's needed to reduce the echo in the main room, the first thing we should do is paint the interior. The interior paint has been there since the middle 1990s and needs updating.

We asked the social committee, which has a lot of members, to work with the vendor oversight committee to choose three possible color schemes.

Those three choices will be displayed in the clubhouse 6:30 pm to 8 pm - Nov 27th during the tree lighting ceremony; from 9 a.m. to 1 p.m. Saturday, Dec. 3 - the same day as Santa's Breakfast; and from 7 to 9 p.m. Mondays, Tuesdays and Thursdays the week of Dec. 5.

Everyone who would like to vote on their preferred colors will be able to cast their votes on a piece of paper and put them in the drop box outside the double doors. This procedure is very similar to the way the colors of the clubhouse and the roof tiles were determined. What the board wanted was input from the people who use the room the most. Any other times for viewing will be posted so everyone has a chance to make their wishes known.

Our storm water retention ponds — what we call lakes — will soon be part of Gateway's Lake Bank Restoration Project. The effort is designed to eliminate bank erosion. In the near future, there will be people around our north lake, number 85, and our middle lake, number 88, surveying and taking pictures and videos to determine the best place for the equipment and material to be staged so they can do this restoration..

This particular contractor will not use a barge in our lakes as has been pictured on Gateway Services website. They will be going around the lakes within the 20-foot lake maintenance area — from the high-water line up 20 feet.

I have been told they will access both lakes from the staging area on our middle lake common area directly across from the entry/exit area of our community.

I've also been told they will access our north lake through the drainage easements that are on either side of Silver Sands Drive. I have been told in the past that these are underground easements, not necessarily surface easements. I will verify this with a call to the Gateway Services public works director. The actual work may not commence immediately. It may be a week or two down the road, but these surveyors will be in the area in the near future. Once the project is started, it should be completed within four to six weeks.

Our Vendor Oversight Committee (VOC) is looking for a person to help with the oversight of our landscaping contractor. This has been previously known as the Green Thumb Committee, which was

combined some years ago into the VOC. The person who was taking care of that has taken a full-time position and can no longer fulfill the volunteer position.

We are looking for someone who can oversee the landscaping of our community's public areas. Our current contractor, Rodger's Landscaping, has done a good job with us for many years and continues to be the least expensive of the companies the VOC has looked at.

He is responsive to our request and you may have seen him around the clubhouse on Thursdays or Fridays. If you have some savvy about bushes, trees and landscaping, please help us out. It will help reduce the workload of the people who are currently on the VOC.

The hurricanes also damaged the chain-link fence bordering our western properties along Lakeland Circle. A contractor will be looking at repairing the chain-link fence constructed by Gateway Services along the preserve. There may be people in the area looking it over in the next few weeks.

As always, my thanks to our board and committee members for all they do for our community. Without them, Silverlakes would not look as good as it does.

Upcoming Social Committee Events:

Nov. 26: Bingo, 7 p.m. \$5 for three cards with extra cards available. RSVP to Agnes at 561-9661 by Nov. 24.

Nov. 27: The clubhouse will be decorated in the afternoon, and that evening at 7, there will be a tree-lighting ceremony, followed by a holiday sing-along to get the community in the holiday spirit. Refreshments will be available.

Dec. 3: Breakfast with Santa, 9:30 to 10:30 a.m. Children under 12 will be served for free, while the cost will be \$5 per person for all others to be paid at the door. Santa will be on hand for pictures with the children.

Dec. 3: Gingerbread House Contest open to Silverlakes children 14 & under. Bring your entry to the breakfast at 9:30 (remove by 11). You MUST register your Gingerbread House by calling or texting Donna (239) 470-3288 by Dec 1 if you want the house to be included in the judging!

Dec 13: Mind Bogglers! 1pm. reserve your space with Donna by Dec 9th. (239) 470-3288

Dec. 17: Bingo, 7 p.m. \$5 for three cards with extra cards available. RSVP Agnes at 561-9661 by Dec 15th.

Dec. 19: Book Club, 2 p.m., "Home Sweet Christmas" by Susan Mallery.

Dec. 31: New Year's Eve Party, 7 to 10 p.m.

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

Mahjongg: Wednesdays at 1 p.m.

Game Night: Thursdays at 7 p.m.

In memoriam:

Phyllis Green, a long-time resident of Silverlakes, passed away Nov. 9 at the age of 94 in Health Park Hospital. She was the last of her immediate family and is survived by two second cousins in the Chicago area.

Our thoughts and prayers go out to Joe Dowling, 11176 Lakeland Circle, whose wife Jan passed away Nov. 10.

Sunshine Committee:

If you know someone who could use a card because of an illness, a death or the addition of a new member of the family, please send the person's name AND address to Sue Beard at shadden@comcast.net