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Aug 2014

# Silverlakes News

## From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Directors' commitment to open and honest communication with the membership, I offer the following comments on the Aug. 20, 2014 board meeting.

## Homeowners' Forum:

**Comment:** Several homeowners expressed concerns about the landscaping, as well as other issues, at both vacant AND occupied properties, such as dirty roofs, weeds and tall grass, etc. Concerns also were expressed regarding landscaping in the common areas.

**Answer:** The Property Manager explained there is a violation process in place to address such issues. Violation letters are sent to the owner, who has 30 days to correct the issue(s). If not corrected, a second letter is sent, and the owner has 14 days to comply. If not corrected, a third letter is sent and a fine assessed. In addition, Code Enforcement may be called regarding unmown lawns, and the owner is billed each time Code Enforcement mows.

**Comment:** Several homeowners are very concerned regarding the south lake, #89, and the massive amount of weeds and grass in the lake.

**Answer:** Silverlakes does not own the lakes. They belong to Gateway. EPA has stopped Gateway from spraying.

## Property Manager's Report:

- Alliant's community association manager, Kris Caldwell, has been promoted. Silverlakes' new CAM is Bonnie Hapner.
- The stucco on the clubhouse has been painted.
- The floor plug in the weight room has been fixed.
- The cost to fix the broken treadmill in the weight room is \$1,200. (see the Exercise Committee comments below.)
- Ryan's Tree Service trimmed the palms and trees in the common areas.
- Four properties have received fines since the last meeting.

## Committees:

### Architectural Control (ACC):

There were five requests submitted; all were approved.

### Communications: Marion Hogg

The HOA Communications Committee has been attempting to prepare a program to welcome all new residents to the Silverlakes community. The welcome will entail a home visit by one or more of the Communications Committee volunteers, who will meet with the new resident and provide pertinent information about the community. It is the committee's intent to prepare two specific handouts: one for new homeowners, and another for new renters. There are some inconsistencies that should be clarified before the program is started. Board members will furnish their thoughts to Lauren Siegel, and a decision will be communicated back to the

Communications Committee prior to the September board meeting.

**Fine Appeal: Gene Hogg**

No Committee action was required this past month.

**Vendor Oversight: Charles Norris**

All damaged or missing roof tiles on the guard gate and clubhouse have been repaired or replaced.

Most ceiling lights in the clubhouse have been replaced with LEDs. At some point, the Halogen bulbs and canisters will need to be replaced.

The budget is not sufficient to replace/repair all lake fountains. The VOC will obtain bids for the center fountain first. Next is the south lake (#89) and lastly, the newest, the north lake.

The VOC will also be getting bids to replace the camera security system.

Due to a vacancy because of relocation, Ed Frost will join the committee.

TEM, our vendor working with our security items, is reluctant to repair or replace anything.

The new pool heater will be installed prior to November.

**Financial:**

Chair Michael Lynch will be stepping down due to his health. He has agreed to remain through the 2015 budget process.

**URGENT:** A volunteer is needed to replace Mike. Ideally, a current committee member will raise his or her hand. If a committee member or anyone in the community is interested, please email the board quickly.

**Green Thumb: Twila Salyers**

Silverlakes has replaced 3 to 4 palm trees at the entrance, and another 3 or 4 need to be replaced. Palms are dying because the soil is gone, only clay remains and water builds up. The shrubs on the back side of the front entrance also need to be replaced. A professional landscape designer's opinion is needed.

**Exercise Room Committee:**

The committee will present a proposal at the September board meeting regarding the weight room equipment.

**NOTE: All committees are to present their 2015 budget requirements to Markus Albrecht no later than Thursday, Aug. 28.**

**Legal Issues: Richard Lindquist**

Currently, our attorney's office is working on 10 cases. Richard is reviewing the office for productivity and costs.

**Treasurer's Report: Markus Albrecht**

The total delinquency amount as of the meeting is \$138,104 from 47 delinquency accounts. That figure improved from last month.

The board is currently dealing with one bankruptcy, four HOA lien foreclosures, three bank foreclosures and six attorney actions and is aggressive in lowering the total delinquency.

The board agreed to send courtesy letters to all the homeowners who owe \$200 or less, since they may not be aware of the small debts.

**Rental Properties: Jane Grethey**

There are 28 known leased properties. The committee is addressing several other homes who are not following the HOA's Lease Application Policy.

**New Business:**

Vice President Peter Suckow said all vendor contracts will be reviewed. He also discussed the residents' gate code, which he said should NOT be given out to non-residents. Guests should call for admittance. That makes the community more secure.

**Quarterly Assessments (Dues):**

Homeowners are reminded that the quarterly assessments are due on the first day of January, April, July and October each year.

The assessment for the 2014 budget is \$298, which is the first increase in three years. Some homeowners paid last year's assessment amount, and now their accounts are \$15 in arrears.

The assessments are considered late if received by the 10<sup>th</sup> of the month, and an immediate, non-refundable late fee is assessed. A 45-day lien letter is also mailed to the homeowner and a fee assessed to the account for the cost of the letter.

### **Meetings:**

The next monthly meeting of the Board of Directors will be held Sept. 17, 2014.

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Respectfully submitted by Lauren Siegel, president, for the Board of Directors: Peter Suckow, vice president; Richard Lindquist, legal liaison; Markus Albrecht, treasurer; and Jane Grethey, secretary.

### **Sunshine Committee:**

The Sunshine Committee sends cards to those in Silverlakes who are under the weather, welcoming a new baby or grieving the loss of a loved one. Such news may be emailed to Sue Beard, chairman, at shadden@comcast.net or phoned to Sue at 689-8065.

### **Congratulations**

Our best wishes go out to Mike and Stacy DeTar on the arrival of their new daughter, Raelyn. Baby Raelyn was born May 20. She weighed 4 pounds, 12 ounces and was 17 inches long. Her final adoption will be made on Sept. 10. Raelyn is a biological cousin to her adopted big brother, Jack!

### **Sympathy**

We extend our sincere sympathy to Jamie Kuser, whose father, Jim Kuser, 83, died May 20 in his Naples home following a five-month battle with lung cancer. Jim Kuser was publisher and owner of the Northwest Signal daily newspaper in Napoleon for 37 years (Feb. 1, 1966 to Nov. 14, 2003), where his two sons worked alongside him. He also was editor of the paper from January 1976 to July 1985. In Naples, Jim was a member of the board of the Camelot Park Homeowners Association from 2003 until his death.

### **Clear those grates**

Residents are reminded to clear the drainage grates near their properties after rains. Clearing the grates ensures that water flows freely into the storm drains and prevents backups that could lead to flooding.

### **Red Hat Review**

In June, having just said goodbye to our Snowbirds, Silverlakes Chapeaux Rouge members gathered at Gateway's Rockin Sushi for lunch. Our hostess for the month was Sue Beard, and boy, did she choose a great place! Many of us had not been there yet, and she guided us through the very impressive menu. The "chickens" in the group, Queen Mum included, ordered cooked entrees, and when they arrived, they were works of art! The presentations were beautiful! It's certainly a place worth another visit.

In July, our hostess, Fran DeRonne, suggested Brew Babies in Cape Coral. We gathered up our pennies to pay the toll and headed over. Seven members and one honorary member arrived and were ushered into a private room all ready for us. Since the last time, our honorary member, Laurie Polsfuss, had joined us for an event, she had graduated from a Pink Hatter to a Red Hatter. (For those of you wondering, it means she had turned 50). We enjoyed a very tasty meal and a very long session of catching up. Many of us plan to go back when it's cooler so we can sit in the patio area outside.

Our hostess for August was Lana Knabe, and she chose to go to the Wisteria Tea Room. Eight of us gathered



around a single table, and some of us enjoyed one of the three choices of High Tea. The rest ordered from the excellent lunch menu. As we expected, the table was beautifully set, and the food was delicious. What we didn't expect was the expanded gift section, and that really topped off a wonderful lunch!

### **Social Committee: Ana Amaral**

On Aug. 23, the Silverlakes Clubhouse was filled to the brim with families looking to connect with other families in the community. After enjoying pizza and ice cream, the children got their faces painted and then



headed outside to learn first-hand about fire trucks from firefighters from the South Trail Fire District, who graciously agreed to visit Silverlakes. The children could not contain their excitement upon climbing on the fire engine and pretending to be firefighters.

Three children who attended won movie tickets generously donated by Silverlakes residents Jamie and Kathy Kuser. Many of the families who attended spent the rest of the evening cooling off in the community pool.

The Silverlakes Social Committee will hold an Italian Pot Luck Dinner on Friday, Sept. 12. If you already know you want to attend, please call Ana at 288-7725 or Agnes at 561-9661 as soon as possible, since this dinner always sells out. Reservations will NOT be taken after Sept. 10.

The cost is \$5 for adults and \$3 for children between the ages of 4 and 12. We are asking for appetizers, salads, side dishes, breads and desserts. The committee will provide the main dishes and drinks.



Mark your calendars for two fun events on Saturday, Oct. 25. First, there will be a community-wide garage sale from 8 until noon. Those who hold a sale will pay a fee of \$5 per home to cover the costs of advertising and security at the main gate.

Also on Oct. 25, there will be a free ice cream social at the clubhouse from 7 to 8 p.m. Please call Ana at 288-7725 or Agnes at 561-9661 by Oct. 23 to make reservations.