



Silverlakes News

From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Directors' commitment for open and honest communication with the membership, I offer the following comments on the February 19, 2014 Board Meeting.

Homeowners' Forum:

Comment: The Entrance into our community looks fantastic after the work of the men from the Vendor Oversight Committee (VOC). They need to be applauded for their commitment to the HOA and for the hard work they did in cleaning the curbs and bricks! *They were applauded by the audience!*

Comment: There is a family using a tread machine in their home that causes a loud thumping noise throughout the neighborhood where I live; what can be done to stop this nuisance? *Answer: The Property Manager will send the homeowner a letter if she is given the address.*

Comment: Some homeowners are having roof leaks fixed which require new tile. This roof tile is of a different color than the original. Can the HOA be more aware and have the new tile painted to match the original tile? *Answer: Yes, the Property Manager and Board will address this issue when we become aware of it.*

Question: I have a fining issue I need to discuss. *Reply: Your issue needs to be taken up with the Property Manager outside of this meeting, as this is a Directors' Meeting. Please make arrangements to meet with the Property Manager with your concerns.*

Question: Are all violations given warnings before fines? *Answer: No, some are- some are not. Please refer to the Schedule of Fines posted on the website (www.silverlakes-hoa.org) for the details.*

Comment: Some of the signs posted at the entrances of the clubhouse are in poor condition *Answer: This will be corrected.*

Property Manager's Report:

- MOLD: All homeowners with roofs, drives, mailboxes, & home exterior walls needing cleaning will receive Violation Letters next week.
- There were no "tickets" issued by Statewide Security resulting in fines.
- Three bids have now been received for renewing the "Silverlakes at Gateway" lettering on the entrance monument sign-walls. These walls will be cleaned, repaired and painted before the lettering is installed.
- There were no fines needing Board affirmation.

Committees:

Architectural Control (ACC): Peter Suckow

1. There were 4 requests submitted; 3 of those were approved, one denied.
2. The ACC recommended NOT changing the sign posts at the entrances to the clubhouse parking area. The Board agreed.

Communications: Marion Hogg: Please send all articles for the February Newsletter by 2/24/14.

Fine Appeal: Gene Hogg: No Committee Action was required this past month.

Vendor Oversight (VOC): Carl Evans

Carl introduced **Mr. Charles Norris** as the new Chairman of the VOC. Mr. Norris was welcomed and thanked for stepping up to keep the committee moving forward.

Financial: Mike Lynch

The committee met on 2/13/14 and made the following requests of the Board:

1. Allow the Finance Committee to approve any proposed spending item, which is over budget, prior to work being started. *The Board certainly appreciates the committee's concern; however the Board cannot be bound by a committee vote.*
2. Allow the committee to turn over accounts that have more than \$300 in delinquency to the Collection Agency. *The Board wants to keep it at the \$500 level as \$300 is too close to the \$298 in quarterly dues.*

Clubhouse Social Committee: Ana Amaral – No Report

Green Thumb: Twila Salyers – No Report.

Neighborhood Action Committee (NAC): No Report

Exercise Room Committee: Jim Thomas

The committee met recently to discuss user issues, ideas, and concerns. A routine meeting of the committee will be held going forth.

Legal Issues -- Markus Albrecht

The Board reaffirmed the following decisions that had to be made since the last meeting:

1. The payment of the 2014 Director's and Officer's Insurance.
2. The selection of RED'S OK Towing as our new towing company.

There will be a Board/Attorney Meeting on March 5, 2014.

Treasurer's Report – Kate Leslie

The Board thanked Kate for the outstanding **Financial Report to the Membership!**

1. The total delinquency amount as of today's meeting is \$168,433.00 from 69 delinquency accounts. This improved from last month!
2. The Board is currently dealing with 1 bankruptcy, 8 HOA lien foreclosures, 3 bank foreclosures and 7 attorney actions and is aggressive in lowering the total delinquency.
3. The Board agreed to send Courtesy Letters to all the homeowners owing \$200 or less as they may not be aware of the small debts.

Rental Properties – Richard Lindquist.

We have 18 known leased properties. We are addressing several other homes not following the HOA's Lease Application Policy.

New Business:

1. Alliance CAS, our debt collections company, asked for the ability to negotiate settlements with the delinquent homeowners. *The Board denied this request as the Board must maintain consistency in the long standing position of "demanding full payment".*
2. The Board agreed to add the \$100 fine for not submitting a Lease Agreement to the Board's Schedule of Fines document. This information was inadvertently left off the document at the last printing.
3. The Board was informed that there are several "speeders" on Lake Meadow Drive. This is a recurring complaint within our community. Residents need to continually call the Lee County Sheriff's Office with the **vehicle make/color, date and time** of the observation. Repeated calls may trigger a sheriff's deputy visit to address the speeders.
4. There was a discussion on our Contracting processes.

Meetings:

- The Annual Membership Meeting is March 19, 2014 at 6 PM in the clubhouse.
- The next monthly meeting of the Board of Directors will be April 16, 2014.

*Respectfully submitted by Ed Frost, President, for the Board of Directors;
Lauren Siegel, Vice President, Richard Lindquist, Secretary, Kate Leslie, Treasurer, Markus Albrecht, Legal Liaison.*

Quarterly Assessments (Dues) Repeat from Last month's Newsletter

- Homeowners are reminded that the Quarterly Assessments are due on the first (1st) day of January, April, July and October each year.
- The Assessment for the 2014 Budget is \$298, which is the first increase in 3 years! Some homeowners paid last year's assessment and now their account is \$15 in arrears.
- The assessments are considered late if not received by the 10th 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.

Neighborhood Action Committee (NAC)

- Mr. Mike Blackmore has stepped down from the Chairperson of this committee due to his new job and work schedule. Mike and his wife, Sally, were instrumental in the formation of the "Neighbor helping Neighbor" group. Thanks for a job well done!

Homeowner Question?

What is the process if I receive a letter to clean my roof and I disagree with the letter?

1. The Property Manager is required to make weekly Community Standards inspections of our properties. She is required to send letters on an issues she judges to need correction.
2. IF a homeowner disagrees with the letter, the Property Manager is required to ask our association's Architectural Control Committee (ACC) to make a second inspection and report back on the condition.
3. IF the second inspection upholds the first, the homeowner can make a written appeal to the Board of Directors, whose decision is final and the homeowner is asked to comply.

Sunshine Committee -- Sue Beard

If you know of a Silverlakes neighbor who has had a baby, is ill or has had a death in the family, please call Sue at 689-8065 or email Sue at shadden@comcast.net. She will be happy to send a card.

Social Committee

The weather was perfect on February 22nd for Silverlakes Community-wide Garage Sale. There were plenty of great deals at the thirty-eight participating houses that morning! Our next garage sale will be held on October 25th, 2014.

Upcoming Social events for the month of March –

Friday, Mar 14th 6:30 pm	Pot Luck Dinner/St. Pat's theme	\$5Adult/\$3 child
Sat, March 22 nd 8-10am	Family Breakfast Buffet	\$5 Adult/\$3 child
Sat. March 29 th 7-8pm	Ice Cream Social	Free
Sat. April 12 th 10am	Easter Egg Hunt	Free

Red Hat Review -

Silverlakes Chapeaux Rouge enjoyed a lovely High Tea organized and hosted by Mary Ann Dobson on Thursday, February 13th, at her home. She welcomed us warmly, having set two tables for 6 with beautiful

tablecloths, charming plates, cups and saucers for tea. Each guest brought a dish of goodies, from cold soup to breads, tiny sandwiches to little quiches, mini cupcakes to cake and large cupcakes. There certainly was more than we could hope to eat in one sitting! We ate slowly, savoring each bite, and going back to sample just a tiny bit more! It always tastes even better with a good cup of tea.

Afterward, we each shared a story or joke about an experience we remembered that involved tea. We learned a lot about each other's past. Our thanks to Mary Ann--wonderful job!!

Next month, March 13th, Judy Dobson will host a picnic at her home. We are all looking forward to it!

SEND IN YOUR PROXY

Each homeowner was recently mailed the information on the upcoming Annual Membership Meeting on March 19, 2014 at 6 PM at our clubhouse.

Please vote on the three required statements and return your **signed** proxy. We will need the required 30% returned in order to hold the meeting.

You can mail in your signed proxy, OR drop it, **sealed and signed**, in the drop box at the front door of the clubhouse OR bring it to the meeting at 5:30 PM.

Your vote is important. Thank you for voting.