



Issue 2014-1

<http://www.silverlakes-hoa.org>

January 2014

Silverlakes News

THANK YOU!

A big 'THANK YOU' to the vast majority of the homeowners and renters who are contributing to the appearance of your homes and our community. Our community, Silverlakes-Gateway, is recognized by many realtors and area residents as being a beautiful, safe and welcoming place to live. This happens because YOU care about our Community Standards, our Rules and Regulations, Speed Limits and for your neighbors! THANK YOU!

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 January 15, 2014 Board Meeting.

Homeowners Forum:

Question: I received a ticket for storing my lawn trash along-side my home, Is this proper?

No, the Property Manager took the ticket and will instruct the Security Patrol in the proper procedures. Trash tickets are only for violations of lawn trash, recycling or garbage being put out at the curb too early; the first violation is a WARNING and the second is a \$50 fine.

Question: What can be done about weeds growing deep into the lakes?

You can call the Gateway Services District Office (239-561-1313) and ask what they can do to remove the weeds. The GSD is responsible for all lakes in Gateway, including Silverlakes. Our HOA can do nothing in regards to the lakes; the controlling entity is the Florida EPA which 'wants the weeds to grow'.

Question: How can I get my Key Card Number programmed so I can get on the new Web-site?

Give your Key Card's first 5 digit numbers to the HOA Secretary or to Mr. Gene Hogg and it will be programmed.

Comment: The repossessed and vacant home at 11082 Lakeland Circle has finally had its roof cleaned by the bank or realty company.

Suggestion: It would be nice if the roadway curbing, throughout the entrance area, could be pressure cleaned to remove the mold and improve appearance.

This will be done.

Comment: The Silverlakes Sign Walls are in need of new lettering.

Yes, there are bids being received to remove the existing lettering, repair & paint the walls and install new lettering approved by the Arch. Control Committee. Hopefully, this will all be completed within 45 days.

Suggestion: The sign posts at each entrance to the Clubhouse Parking lot are old metal poles that could be replaced with different styled new ones that would improve the appearance of the community.

This will be looked into by the Board and ACC.

Comment & Question: At the last Board Meeting, a resident asked that an addition to the existing sidewalk be made in order to have a safer access; what is the status of this request?

The VOC Chairman advised the homeowner that his committee will be meeting to discuss this idea and will bring their opinion back to the Board at the February meeting.

Question: Can I pay the \$293 quarterly dues in one lump sum?

Yes! Payments can be made by check, in person, by Credit or Debit Card or through bank auto-pay.

Board of Directors

Ms. Trudy Amatangelo resigned from the Board in November for personal reasons. She was recognized for her contributions. Mr. Markus Albrecht was appointed to fill her term of office at a Special Board Meeting on Dec 11, 2013.

Property Managers Report:

- MOLD: All homeowners with roofs, drives, mailboxes, & home exterior walls needing cleaning will receive Violation Letters next week.
- The Silverlakes Clubhouse has had small projects (ex: swinging kitchen doors fixed, kitchen cabinet repaired, new ball rack for Exercise room) completed recently by our “handy man”.
- The three sinks in the women’s rest room were damaged. One was ripped off the wall and the other two were loose. How this happened is not known, but they have been repaired. It is to be noted that after every clubhouse Main Room rental, the bathrooms are inspected by our Clubhouse Inspectors. This vandalism was not caused during a rental.
- The new pool chairs and loungers have arrived. The Board voted to try to sell off the old items; Loungers for \$20 and Chairs for \$5.
- The Property Manager presented the list of violations that were addressed in December and the Board approved the fines that were unfortunately assessed.

Committees:

Architectural Control (ACC): Peter Suckow

1. There were 5 requests submitted. All were approved.
2. The committee selected the new lettering style for the Silverlakes signs at Griffin Drive.
3. There is a need for some new ACC members. If interested in serving your community, just attend one of our meetings on the ‘first’ Tuesday of each month at 7 PM at the clubhouse.

Communications: Marion Hogg

Deadline for articles to get into the January Newsletter is 1/20/14.

Fine Appeal: Gene Hogg

No Committee Action was required this past month.

Vendor Oversight (VOC): Carl Evans

1. The Committee will be working on the following:
 - Develop a replacement plan for the aging Pool Heaters.
 - Develop a replacement plan for all Lake Fountains.

Finance: Mike Lynch

The committee is working with Alliance CAS to shift collections from the attorney to try to cut costs. The Board, at the November Board Meeting, voted to use Alliance CAS.

Clubhouse Social Committee: Ana Amaral

- The new Chair of the Clubhouse Social Committee, Mrs. Ana Amaral, was introduced and welcomed.
- The Board approved the requested change to the Social Calendar for 2014.
- The recent International Potluck was jammed packed and lots of fun!

Green Thumb: Twila Salyers – No Report.

Neighborhood Action Committee (NAC): Mike Blackmore

1. The “Neighbors Helping Neighbors” program is working with volunteers helping those who need help (trips to stores, trips to airport, painting a mailbox & post).
2. The monthly “get-together” is planned for Wednesday, January 22nd between 9:30 AM and 10:30 AM.

Legal Issues: Markus Albrecht

- The Board reaffirmed several decisions that had to be made since the last meeting. These were the HOA's Insurance policies, lien foreclosure actions, Alliance CAS as an HOA collections agent and the refusal of a settle offer on 11082 Lakeland Cir.

Treasurer's Report: Kate Leslie

1. The total delinquency amount as of today's meeting is \$172,580 from 89 delinquency accounts.
2. The HOA collected \$6,509.64 in December on one delinquent account.
3. The Board is currently dealing with 1 bankruptcy, 6 HOA lien foreclosures, 3 bank foreclosures and 6 attorney actions and is aggressive in lowering the total delinquency.
4. We have several homeowners whose January Quarterly payment was at last year's dues so they are now delinquent \$15. The 2014 quarterly dues are \$298, not \$283.

Rental Properties: Richard Lindquist.

We have 15 known leased properties. We are addressing several other homes not following the HOA's Lease Application Policy.

New Business:

1. The Board discussed and revised several HOA documents (Clubhouse Rental Agreement Form, Officer Position Descriptions, Social Committee Objectives and the Event Summary Form).
2. The Board was informed that the security cameras and monitor are old and in need of replacement.
3. The first notice of the Annual Membership Meeting will be mailed or e-mailed to the membership tomorrow. There are two Director's positions that will need to be filled at this meeting.

Meetings: The next monthly meeting of the Board of Director's will be February 19, 2014.

Respectfully submitted by Ed Frost, President, for the Board of Directors;

Lauren Siegel, VP; Richard Lindquist, Sec.; Kate Leslie, Treas.; Markus Albrecht, Legal Liaison.

Quarterly Assessments (Dues)

- 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.

Homeowner Questions:

I am new to the community. How do I access the web site, www.Silverlakes-hoa.ORG?

1. When you purchased your new home the seller should have given you two (2) Key Cards for your use in entering the clubhouse, Exercise Room, pool and gaining access to the Silverlakes Website.
2. Each Key Card has a 5 digit number. It must be programmed by our Secretary for the Web Page. It also must be programmed by our Property Manager for access to the facilities.
3. The Bulletin Board at the Clubhouse Main Doors has the respective contact information.

What information is contained on the Web Site?

A Good Question that cannot be answered due to space limitations of this newsletter! As soon as you enter the New Web Site, you will easily see the menu of items available to the membership. It contains almost all homeowner information about your HOA, our policies, procedures, forms, Director's Manual, minutes and etc.!

Attention: SALE

The Board has replaced all Pool Lounges and Chairs with new ones! The Board is offering the old Loungers and Chairs "as is" to the homeowners and their friends. The Board is selling the Loungers for \$20 and the Chairs for \$5 each on a 'first come - first served' basis.

You should contact the Property Manager, **Kris Caldwell-Lanz**, with your check made out to Silverlakes-Gateway HOA. You can also contact a Board Director with your request.

You can visit with the Property Manager every Wednesday morning at the Clubhouse (9 AM – 11 AM) or call her 239-454-1101 with your request.

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.

Neighborhood Action Committee, Mike Blackmore

The Neighborhood Action Committee "Neighbor Helping Neighbor" held a coffee social get-together Wednesday morning January 22nd where we had a great turn out. Eight residents attended for the first time and signed up to help volunteer. We had a great time meeting new neighbors and sharing some great stories of what has been accomplished and what we hope to do in the future.

Social Committee, Ana Amaral

On January 10th, the clubhouse was filled to capacity. It was a wonderful testament to the social committee's reputation. The food at the annual International Pot Luck Dinner was varied and all very delicious! Four gift certificates and money from the 50/50 were distributed to some lucky people.

Everyone is encouraged to sign up early for all the events. If you are unable to attend, please call immediately so we may call someone from the waiting list.

Upcoming Events...

- A Family Breakfast Buffet will be held on Saturday, February 8th, from 8:30 AM to 10:00 AM. Please call Cindy Mason at 239-204-9855 by Sunday, February, 2nd. The cost for this event is \$5 per adult and \$3 per child. There is no fee for children up to 3 years of age.
- A Garage Sale will be held on Saturday, February 22nd, from 8:30 to 12:00 AM. The cost to participate is \$5 per house. Someone will come by your house to collect the fee.
- The St. Patrick's Pot Luck dinner will be held on March 14th, at 6:30. Please call Patty Keavney at 239-337-2955 by Sunday, March 2nd. The cost for this event is \$5 per adult and \$3 per child. There is no fee for children up to 3 years of age.

Silverlakes Chapeaux Rouge

The Red Hat Club members spent a very enjoyable time at Cristof's for lunch in December. There were 10 of us, some having gone up to the frigid North for the holidays. We were seated at a long table, and quickly began catching up with the snowbirds that were present. Lots of pictures and stories were passed around. Once we'd ordered lunch, we began our traditional ornament exchange. Lana graced us with a new story about a little girl who kept turning the wrong way. Each time a direction was mentioned, we passed our ornaments that way. Soon, we were all laughing up a storm!

Many of the ladies presented the Queen Mum, me, with Christmas gifts as we all opened our ornaments. There were ooh's and ah's galore!!

Lunch was delightful--beautiful presentation, service, and taste! The restaurant is very popular at lunchtime, so conversation became difficult as more patrons arrived. We celebrated Patty Keavney's birthday with a hearty song!

In January, we went to Bahama Breeze, at the suggestion of Linda Bundy. Our group swelled to 14, with a guest of Sue's, and a prospective new member, Mary Gary. Again, lunch was delicious, and again, conversation was a challenge at a very LONG table.

Our next event location will be chosen by Mary Ann Dobson (sorry, Mary Ann should have warned you!), and will take place on Thursday, February 13th.