



Issue 2014-9

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

November 2014

Silverlakes News

HOA quarterly assessments remain at \$298

From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Director's commitment for open and honest communication with the membership, I offer the following comments on the Nov. 19, 2014 board meeting.

2015 Budget:

Our November meeting was focused on approving the budget for next year. With that in mind, the board voted to change the order of the agenda to work on the budget first.

Our treasurer's report showed our Operating Account healthy at \$234,278 and our Reserves Account equally healthy at \$478,438. Our delinquency list now has 45 names on it, up from 24 last month, mainly due to several people not paying their quarterly dues on time. Our total delinquency amount is the lowest it has been in two years, at \$73,325. Some \$52,900 of that total is owed by just two delinquent accounts.

After considerable discussion, the board voted to add \$3,500 to fund a new reserve study and to keep quarterly assessments for the HOA at the current rate. The proposed assessments had been \$314 for the HOA (reduced to \$306 in discussions last month) and \$893 for the Villas (reduced to \$885 in discussions last month). With the operating account as healthy as it is, the board voted to keep the quarterly assessments for the HOA at \$298 and approved a slight increase of \$9 for the Villas, making their quarterly assessment \$877.

Homeowners' Forum:

- Several in the audience thanked the board for maintaining the budget as low as it is.
- A homeowner said she did not receive the proposed 2015 budget in the mail. It was suggested she check with Alliant to see how she has asked to receive association notices.
- A couple of comments/questions concerning the reserves were raised. One homeowner asked if the reserves can be used to lower the assessments. No, only the operating accounts can lower the assessments, he was told. Another homeowner had questions about how the reserves work. *The President is working to schedule Alliant's chief financial officer, Mr. John Spina, to come to a special meeting in January to*

explain how the HOA reserves work. It was explained our clubhouse will be paid off in 2017, and the money now paid for mortgage payments can then be redirected into the reserves. It was also mentioned that our quarterly assessments are very low when compared to other communities with similar amenities.

- Another resident asked if the board had ever considered having all yards in Silverlakes maintained by one company. She was told that only the Villas have one company that maintains their yards. Each HOA homeowner is responsible for either maintaining their own yard or hiring a lawn maintenance company.
- Another asked if there is a requirement that refuse be placed in a garbage can at the curb instead of in a plastic bag. There is no current requirement, just common sense, she was told, noting that vultures and other critters are drawn to food in plastic bags, making for a big mess. The requirement would have to be put in the HOA's community standards, and before that could be done, the ACC committee would have to look into it.

Property Manager's Report:

- Several homes received violations /fines which were confirmed by the board.
- There are eight active sales within Silverlakes.
- Alliant received 154 calls from Silverlakes residents since the last board meeting.

Committees:

Architectural Control (ACC): No report.

Communications: The newsletter information needs to be in by Monday, Nov. 24. The newly revised "Welcome Letter" to new residents will include a list of the most violated rules. The board approved the new letters.

Clubhouse Social: The Thanksgiving Pot Luck was held Nov. 14 with great attendance. Holiday decorating will be held at 4 p.m. Sunday, November 30, with appetizers and drinks to be served to volunteers. Everyone is welcome to help, not just members of the social committee. If you plan to help, please call Pat McLaughlin at (203) 530-2279 or send her an email at patdegmg@yahoo.com. Breakfast with Santa will be held from 9:30 to 10:30 a.m. on Saturday, Dec. 6. All are invited to bring their children, take pictures and enjoy a pancake/sausage meal. RSVP by Wednesday, December 3, to Agnes at (239) 561-9661 or Judy at (517) 490-9543. The cost is \$5 for adults and \$3 for children ages 4 through 12. The 2015 Social Calendar was approved. (See separate page in this newsletter for the full calendar.)

Fine Appeal: No request for meetings. Nothing to report.

Green Thumb: No report, but there are new plantings at our entrance now.

Neighborhood Action Committee: No report. This committee has a couple of new members, and one of them has volunteered to be the new chairperson. If anyone is interested in helping on this committee, please contact Stuart Sabshin at 13020 Shoreside Court.

Vendor Oversight: Three bids were obtained for the lake fountain replacements, and the board approved going with the committee's recommended company, Vertex Water Features. This company currently maintains our fountains. They will replace the fountain seen from the entrance with a 3 HP fountain, larger than what is there now, and the fountain on the other side of the clubhouse cul-de-sac with a 2 HP fountain this year. They will replace another 2 HP fountain in 2015 and two 2 HP fountains in 2016. Three bids were received for the security camera upgrade. Each company has a different way to meet our committee's requirements, so each one will have to be interviewed again. The committee should have a recommendation by the third week in December. Our present landscaping vendor has not been living up to its contract with us and will be replaced in January. The VOC is interviewing five companies and will present its recommendation to the board in December. The

committee also is working on getting additional bids to fix the dead electrical short between the gatehouse and the median. The exercise room has been repainted and the new mirror has been installed on the east wall.

Exercise Room Committee: The new equipment is expected to arrive during the week of Dec. 8.

I would like to once again add my thanks to all of our committee members and others who volunteer to help make Silverlakes as nice a community as it is. Thank you all!

Legal Issues:

Our Rule 29 has been reworded to allow renters to use our exercise facility. Our attorney has approved the wording and is in the process of getting the change recorded with the county clerk.

The board had made several decisions via e-mail since the last meeting, which they reaffirmed at this meeting to comply with the Florida Sunshine Law.

Rental Properties:

We have 27 known leased properties, the same as last month. We are addressing several other homes that are not following the HOA's Lease Application Policy. *The board would like anyone who knows of a rental property to contact the board. That will help us identify any rentals that are not following our procedures.*

New Business:

The National Fire Prevention Association codes have been reviewed to ensure the requirements have not changed for the coming year. NFPA Code 1 states all access roads (our streets) must have an unobstructed width of 20 feet; therefore our no overnight street parking rule. It also requires an unobstructed vertical clearance of 13 feet, 6 inches. It is every homeowner's responsibility to ensure any tree branches overhanging our streets meet this requirement. Keep in mind; any proposed tree removal must be coordinated through our ACC committee to ensure compliance with Lee County's regulation on the number of trees per property. The board will take care of this trimming on any of our common areas only. The board is also going to ask the ACC committee to develop the proper language for including this in our Community Standards.

Meetings:

As has been customary, the board does not usually meet in December, and the board voted its approval for this year also. The next monthly meeting of the board of directors will be held Jan, 21. I would like to take this opportunity to wish everyone a fulfilling and Happy Thanksgiving and a very Merry Christmas and a safe and Happy New Year. *Respectfully submitted by Lauren "Bird" Siegel, president, for the Board of Directors: Peter Suckow, vice president; Jane Grethey, secretary; Markus Albrecht, treasurer; and Richard Lindquist, legal liaison.*

Informational Note:

Be reminded that Silverlakes is a deed restricted community bound by rules. If you have any questions concerning a rule or regulation, please call or email our Property Manager – Alliant or a Board Member. A contact list showing Alliant, Board Members, their phone numbers and email addresses is listed in the Notice Box outside the Clubhouse front door.

Remember....:

Prior **Architectural Control Committee (ACC)** approval is required for all changes made to the exterior of home, including paint colors on house, front door and garage doors. Also ACC approval is needed when planting outside trees and shrubs or any outside sculptures or signs. No stones or gravel are to be used in outside flower beds. The ACC meets at the Clubhouse the first Tuesday of the month at 7:00PM.

1. **Homeowners** are responsible for keeping their mailboxes clean and repaired. Homeowners are to keep their property free of mold on roof, pool cage, walks, driveways and sides of house. Homeowners are to trim shrubs and all trees on their property. **See the Silverlakes Community Standards** located in the notice box by the back entrance to the Fitness Room and Swimming Pool.
2. **Overnight parking** is not allowed on the community streets. (Contact Alliant to acquire a Parking Permit for Overnight Parking at the Clubhouse or go to the Website for a Temporary Overnight Parking permit.)
3. Obey all signs when entering the Clubhouse to swim or when using the Fitness Room.
4. Remember to park your vehicles inside your garage when advertising is displayed on the vehicle.
5. Close your garage door when not in use.
6. Never leave your dog(s) outside or on patios unattended.
7. Obey all stop signs and speed limits in the community.
8. All trash containers must be stored out of site, except the night before trash pickup!

Note: All the Silverlakes rules and regulations can be found on the www.Silverlakes-hoa.org web site.

Red Hat Review:

Silverlakes Chapeaux Rouge ladies, 12 in all, gathered in our best purple jammies at the home of Lana Knabe on Thursday, Nov. 13, to celebrate our 10th annual Welcome Back Snowbirds Red Hat PJ Brunch. It was a pot luck, and we enjoyed fruit, hot, savory and sweet casseroles, rolls, coffee cakes, mini bacon-wrapped waffles, cheese blintz casserole and, of course, Mimosas! After lunch, we shared tidbits of our past and present with one another and discovered a lot of interesting information. Our next event will take place on Thursday, Dec. 11, at Sasse's. We will have an ornament exchange following lunch.

Sunshine Committee:

The Sunshine Committee mailed out one get well card in the last month to a Silverlakes resident who had undergone surgery, but we have a feeling there were others who could have used a little cheer .

The Sunshine Committee sends cards to Silverlakes residents who are under the weather, in the hospital or have suffered the loss of a loved one. We also send cards to new parents. However, we can't be everywhere, so we rely on YOU to share the information with us.

If you know someone who needs a card, please call Sue Beard, the chairman of the committee, at (239) 689-8065 or email her at shadden@comcast.net. Help keep Silverlakes the wonderful community we all enjoy.

Congratulations to Jay & Amy Shabat on the arrival of Elijah Shabat on October 21, 2014. Elijah weighed 7 lbs. 13 oz. and was 21½ inches long. Amy's parents from China are here to welcome and help with their first grandchild. Jay's parents, who live in New Jersey, are keeping the phones and emails very active with photos and news of their new grandson. **Silverlakes extends a big WELCOME to baby Elijah!**

News from the Social Committee:

Many residents celebrated an early Thanksgiving at the Silverlakes Clubhouse on Nov. 14. After tasting the appetizers, everyone was eager to enjoy the tender turkey and tasty vegetables. Dinner was followed by an assortment of deliciously decadent desserts. A big thank you goes out to Pat Keavney and everyone who helped make this such a wonderful event.

Another big thank you goes out in advance to everyone who is planning to decorate the clubhouse this coming Sunday afternoon. Please remember that all Silverlakes residents are invited to help with the decorating; the work is not limited to members of the social committee. If you plan to help, please call Pat McLaughlin at (203) 530-2279 or send her an email at patdegmg@yahoo.com. There will be appetizers and drinks afterward for all those who help.

There is still one more event left this year for Silverlakes residents. Our annual **Breakfast with Santa** will be held from 9:30 to 10:30 a.m. Saturday, Dec. 6. The fee for this event is \$5 for adults and \$3 for children between the ages of 3 and 12. Adults do *not* have to be accompanied by a child to indulge in the bounty of this buffet, which will include pancakes, waffles and sausage. Please contact Judy at (517) 490-9543 or Agnes at (239) 561-9661 by Thursday, Dec. 4, to make reservations. You are encouraged to bring a camera to take pictures of your children and grandchildren with dear old Santa Claus, who plans to make an in-person visit to greet all our children.

Please call early to make your reservations for all our events, since people are put on a waiting list for almost of them. Also, if you need to cancel, please call as soon as possible so that those on the waiting list may attend. Too often, we end up with empty chairs.

The proposed schedule for 2015 has been approved! Because of their popularity, three more Pot Lucks and one additional Family Pizza Night have been set. We have some new events coming up in 2015, including a formal masquerade pot luck (a chance for both men and women to get dressed up) and a Casino Night, when all of us will compete for special prizes.

You can view the 2015 Social Calendar on the next page and start planning now. We hope you'll enjoy the changes we've made and give our new events a try.

We're blessed to live in a community like Silverlakes, which offers so many opportunities to get to know our neighbors. If you haven't tried any of the events, consider changing that in 2015.

Silverlakes Social Committee 2015

January 24 @ 7:00pm	Formal Masquerade Pot Luck	\$5 adult
Feb. 7 th 8:30am – 10am	Family Breakfast Buffet	\$5 adult/\$3 child/\$15 family
February 21 8-12pm	Garage Sale	\$5 per house
Feb. 28 @ 6:30pm	Casino Night	\$5 adult/\$3 child
March 13 @ 6:30pm	St. Patrick's Day Pot Luck	\$5 adult/\$3 child
March 21 st 8:30am – 10am	Family Breakfast Buffet	\$5 adult/\$3 child/\$15 family
April 4 10am-12pm	Easter Egg Hunt	Free
April 25 @ 6:30pm	USA Regional Pot Luck	\$5 adult/\$3 child
May 29 @ 6:30pm	BBQ Pot Luck	\$5 adult/\$3 child /\$15 family
June 6 @ 6:00pm	Family Pizza	\$5 adult/\$3 child/\$15 family
July 18 @ 7:00pm	Family Ice Cream Social	Free
August 22 @ 6:00pm	Family Pizza	\$5 adult/\$3 child/\$15 family
Sept. 11 @ 6:30pm	Italian Pot Luck	\$5 adult/\$3 child
Oct. 9 @ 6:30pm	International Pot Luck	\$5 adult
Oct. 24 8am-12pm	Garage Sale	\$5 per house
Nov. 13 @6:30pm	Thanksgiving Pot Luck	\$5 adult/\$3 child/\$15 family
Nov. 29 @ 7:00pm	Holiday Decorating	Free
December 5 9:30 – 10:30	Family Breakfast with Santa	\$5 adult/\$3 child/\$15 family
December 12 @ 4:00 pm	Ginger Bread House Competition	\$5.00 registration