



Issue 2014-8

Alliant (Property Manager) 454-1101

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

October 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 Oct. 15, 2014 board meeting.

Homeowners' Forum:

Comment: None from the homeowners present.

Comment: From the HOA president: I have been in contact with Lennar, who has WCI (Hampton Park). Lennar and its engineers are working together to come up with a solution to the storm water drainage problem around the northwest corner of Silverlakes. At last report, the engineers have agreed to a solution and are getting the permits to do the work. Lennar said the permit process may take two to three months to be approved. More info to come as it becomes available.

Property Manager's Report:

Several homes received violations/fines which were confirmed by the board.

Committee Reports:

Architectural Control (ACC): Eleven requests were submitted.

Communications: No report.

Clubhouse Social: Halloween Trick or Treat will be held Friday, Oct. 31, from 6 to 9 pm. Security will be at our gate and roving from 5 to 9 pm.

Finance: Mike Lynch reported the Finance Committee had its last meeting before the board's budget meeting on Nov. 19. The committee made several suggestions to the board for its consideration in finalizing the budget. Mike also introduced our new Finance Committee Chair, Faye Norris. Faye has had years of experience with budgets while handling the finances for Eastern Airlines in the past. Faye was thanked for volunteering. Mike will stay on the committee until the first of the year. Mike was thanked for all the work he has done with Silverlakes finances in the past. **Thanks again, Mike.**

Fine Appeal: No report.

Green Thumb: Bushes will be planted in the west common area that eventually will hide the chain link fence recently installed to separate the preserve from our community. The committee also asked the board to have the trees in the west common area re-staked to keep them from falling over.

Neighborhood Action Committee: No report. **This committee is still in need of a chairperson. Please contact any board member if you are interested. It is a very fulfilling committee to our community.**

Several vehicles were broken into this past month. A neighbor's security camera captured the action, and the

police were able to identify the perpetrators and arrest them. Please report any suspicious activity to the police at (239) 477-1000.

Vendor Oversight: The committee is working on three major projects: replacing our lake fountains, upgrading our security system and monitoring our landscaping company's performance.

Exercise Room Committee: The committee has evaluated the possibility of leasing our equipment rather than purchasing and has determined it is more cost effective to purchase. A proposal from Commercial Fitness for the new equipment was presented to the board and, after some discussion, was approved. The exercise facility will be painted and a new mirror installed on the east wall before the new equipment arrives by Thanksgiving.

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: The board had a meeting with our attorney to see what can be done about the lack of communication. The result was that Silverlakes will be handled personally by Mr. DeBoest in the future. The board was given an update on all the cases GAD is working on now.

Treasurer's Report: There is a total of \$92,827 owed to our HOA, the first time in more than two years that the outstandings are below \$100,000. Of the \$92,000, some \$70,000 is owed to our HOA by only three debtors. Our bank accounts total \$198,630 for our operating funds in five banks and our reserves total \$482,913.00 in six banks. Our overall spending is above budget by \$3,218, mainly due to ground and utility expenses. This 1.6 percent over budget spending is considered to be acceptable.

Rental Properties: We have 27 known leased properties. 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 the rentals that are not following our procedures.*

Reaffirm Board Decisions: The board made several decisions via e-mail since the last meeting, which it reaffirmed at this meeting to comply with the Florida Sunshine Law.

New Business:

The communication committee is preparing a program to welcome all new residents to Silverlakes. The committee needed some clarification on a few subjects. The Exhibit F, Rules and Regulations, Item 29 has been reworded to allow renters to use our gym as a result of our discussion. The board voted on and approved the new wording and is in the process of having it recorded in our documents.

It has been noted when large delivery trucks come through our streets, several tree branches get broken off and end up in our streets. It is the homeowners' responsibility to ensure any tree branches overhanging our streets are trimmed up higher than 13 feet, 6 inches. The board will take care of this trimming on any of our common areas only.

The board would like to remind everyone if there is a streetlight out near their house, it should be reported by the post number to FPL. The street address near the post would be helpful, as well. Please share the info with the board president or vice president, too.

Sunshine Committee:

The goal of the Sunshine Committee is to send a greeting card to every Silverlakes resident who is experiencing joy — a new baby for example — or in need of some cheer (a death in the family or an illness or hospitalization, for example). However, the committee relies on you to share such news.

To share such information, please email the Sunshine Committee's chair, Sue Beard, at shadden@comcast.net or call her at (239) 689-8065.

Meetings:

The next monthly meeting of the Board of Directors will be held Nov. 19, 2014.

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.

Social Committee:

Saturday, Oct. 25, was a very busy day in Silverlakes. The day began at 8 a.m. with the biannual Garage Sale — with 50 homes participating. There was everything from stuffed animals and children's Halloween costumes to appliances and furniture.

That evening, residents began arriving at the clubhouse at 7 for a free ice cream social and well-deserved rest. There were many ice cream flavors, including red velvet and black cherry, as well as toppings from which to choose.

We will hold our annual Thanksgiving Pot Luck Dinner on Friday, Nov. 14. **The doors will open at 6:30 p.m.** The price is \$5 for adults and \$3 per child (between the ages of 4 and 12.) The donation of an appetizer, dessert or bottle of wine is requested in order to keep our prices low. This year, we are asking that everyone also bring a non-perishable food item which will be delivered to a local family in need.

Volunteers are needed at 6 p.m. on Nov. 30 to help decorate the clubhouse for the holidays. Appetizers and drinks will be available.

The annual Family Breakfast Buffet with Santa Claus will be held from 9:30 to 10:30 a.m. on Dec. 6. The price is \$5 for adults and \$3 per child (between the ages of 4 and 12). Bring your camera and get a picture of your child with our Jolly Santa!

The committee has been working hard to come up with some new events for 2015. The

PROPOSED calendar includes a Casino Night in January and a Formal Masquerade Evening in February. **You can help by donating poker chips, playing cards, decorations, casino games, etc.** You may contact Ana at (239) 288-7725 or simply stop by the clubhouse on any Monday or Tuesday evening between 7 and 8:30.

The ongoing Free Game Nights will continue in 2015. You are invited to play "Hand and Foot" on Monday evenings or "Euchre" on Tuesday evenings. Other games, such as Mahjong, Scrabble and Mexican Train, also can be played if there is enough interest. Play begins at 7 p.m., so please be on time.

If you would like to receive this newsletter via email or know of someone who does not receive it now, please call Gene Hogg at (239) 561-8143.

Red Hat Review:

Our October hostess was Carole Napolitano, who wowed us not only with lunch, but shopping, too. We ate at The Fish House, where Carole had reserved a table outside offering a view of the canal with lots of birds to watch and even an alligator! After lunch, we drove a short block or two to shop at "Best of Everything."

We welcomed Joanne Montgomery and Marilyn Steiner to our chapter and hope they will be able to join us on Nov.13 for our 10th annual "Welcome back Snowbirds Red Hat PJ Brunch" to be held at Lana Knabe's home beginning at 9:30 a.m. Any ladies of that "Special Age" interested in joining can call Queen Mum Jan Wold at 225-0757 or 849-5184.



(See Next Page for a Notice regarding Lakes.)



NEIGHBORHOOD LAKES AND PONDS MANAGEMENT WORKSHOP

- **Wednesday, October 22, 1-4 pm**
Bonita Springs City Hall
9101 Bonita Beach Rd, Bonita Springs, FL 34135
- **Friday, November 14, 1-4 pm**
Lee County Hyacinth Control District
15191 Homestead Road, Lehigh Acres, FL 33971
- **Tuesday, January 27, 1-4 pm**
Bonita Springs City Hall
9101 Bonita Beach Rd, Bonita Springs, FL 34135
- Visit www.WetPlan.org for more dates



WetPlan is a partnership of water quality and lake management experts including members from the Charlotte Harbor National Estuary Program, the City of Bonita Springs, Lee County Natural Resources, Lee County Hyacinth Control District, Florida Gulf Coast University, Lee County Extension Services, the Florida Native Plant Society, and private partners including Conestoga-Rovers & Associates and Kimley-Horn.

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pond

Learn how to plant
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Preregistration is
suggested. Please go to
www.WetPlan.org or
call (239) 273-8945