



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. 21, 2015 Board meeting.

Homeowners' Forum:

- The owners of 11069 Lakeland Circle gave the Board an update on the progress of their lawn repair. They are getting a quote for re-sodding the east and north sides of their lawn. It appears they will have the repairs finished within the time extension the Board gave them. The Board thanked them for the update.
- A complaint was voiced to me prior to the meeting about people who mow their own lawns and leave the grass clippings in the street and gutter. Those clippings end up in the storm sewer and eventually in our lakes, which does not help the water quality. The grass clippings often have small amounts of contaminants on them, contributing to the lowering of our ponds' water quality. In that respect, if you cut your own grass, please keep the lawn clippings in the grass, not in the gutter or street.
- A suggestion was made that bikers, dog walkers, joggers and walkers wear reflective or bright clothing during the hours of darkness. They also should walk on the correct side of the street, facing the traffic. **Drivers should also slow down!** Our streets are congested areas, and slower speeds make it easier to avoid someone in the street. The homeowner who made this suggestion has had to step into someone's lawn to avoid being hit by a not-too-attentive driver.
- I have been asked why the weeds in our ponds have been sprayed in an effort to remove them from the water. The spraying was done by Gateway Services as a result of a Ponds Working Group suggestion/request. The homeowner who asked this is one of two or three homeowners who have stated to me they like having the weeds along the shoreline so they can watch the wildlife nesting in them. I have had many other homeowners say they want all the weeds removed — many more homeowners than just two or three. I would like to know how many homeowners want the weeds, as well as how many do not want them. Not that I can do anything about them, as it is the responsibility of Gateway Services to maintain the ponds in Silverlakes, as well as all of Gateway. Please send me an e-mail with a short note as to your desires to lauren.siegel@sbcglobal.net. Thanks in advance.
- There was a situation brought to my attention the other day of a young boy playing out in front of his home with what looked like a real handgun. If the gun was a toy, the boy would have been at risk if anyone had called the sheriff. That could have put him in the same position as the young boy who police killed earlier this year when they could not tell if the gun was real and the boy refused to put it down. As it turned out, the real-looking handgun was a squirt gun. It may be wiser to play with such real-looking guns elsewhere than the front of the house and not having the possibility of a similar situation happening here in Silverlakes. That would be tragic.

Property Manager's Report:

- Since our last meeting, 21 first violation letters and 14 second violation letters have been sent out. Please, if you happen to get a violation letter and cannot fix the problem right away, send in the compliance form that accompanies the letter, asking for more time. Once Alliant receives the extension request, the clock stops until the extension time is reached. Don't forget to send in the form once the problem is taken care of.
- There were three fines levied: one for a mailbox, one for unapproved exterior home modifications and one for a dirty roof.
- I want to remind everyone that if you have a need for additional parking and it is after business hours or on a weekend, just follow the directions on our Web site, www.silverlakeshoa.ourhomeassociation.com. There is a provision where you can print out a temporary parking permit and park the vehicle in the clubhouse parking lot overnight. Make sure the temporary permit is on the dashboard visible from the outside of the vehicle.
- Between Sept. 16 and Oct. 20, Alliant Customer Service received 134 calls. The top three categories are general account information, access control and general information. Of these calls, 33 were handled by Customer Service and the remainder were transferred to Bonnie Hapner, our CAM, or accounting.

Committees:

Architectural Control (ACC):

- ACC received seven requests for approval. All were approved with the exception of one, in which the committee approved the paint color of the house, but not the door.
- The walls are up on the new house being built on the lot where the house burned. The delay has been due to obtaining permits.

Communications:

- The articles for the newsletter need to be in by Monday, Oct. 26.
- Jeanne Sabshin, our Webmaster, is now a member of the Communications Committee. Jeanne indicated she will place additional pictures on our home page. Our Web site can now be accessed at www.silverlakeshoa.ourhomeassociation.com.

Clubhouse Social:

- There were more than 30 attendees at the Oct. 9 bingo game. Due to the popularity, another is scheduled for Saturday, Nov. 7.
- The Thanksgiving potluck will be held on Friday, Nov. 13. All meat will be provided by the Social Committee, and attendees are asked to sign up to bring appetizers, sides, desserts, etc. More information about signing up for the dinner will be available closer to the event.
- Clubhouse holiday decorating will take place on Sunday, Nov. 29, and the Social Committee is asking for volunteers to help.

Finance:

- The Finance Committee met Thursday, Oct. 15, with two members present: Kathy Roberts and myself. In addition, Gene Hogg has joined the committee as a new member.
- These are the motions made and carried for the HOA Board's consideration:
 - Request the Board to hold general HOA assessments for 2016 at the same level as 2015.
 - Request a meeting be scheduled between HOA Treasurer Markus Albrecht and the Finance Committee to discuss the expense items for the 2016 budget. The committee would like a brief

description of each account. I suggest Markus and Gene coordinate the meeting time.

- Faye Norris has retired from the committee, and Michael Lynch, co-chair, cannot accept the chairmanship due to continuing health problems. It was suggested at our committee meeting that Gene Hogg take on the duties as chairman, and I believe he will accept the job.

Fine Appeal:

- Gene Hogg has retired from the committee as chairman.
- Peter Suckow, a former Silverlakes HOA vice president, has joined the committee.

Neighborhood Action:

- The committee met at 7 p.m. on Oct. 14. Present were Jeanne and Stuart Sabshin. A discussion ensued relating to the viability of the committee.
- **The committee will meet again on Wednesday, Nov. 11, at the clubhouse. All community members are invited to attend. The agenda will center on recruiting new members, activities to be held and whether the committee should continue to function.**

Exercise Room:

- The Rowing Machine's footrest strap has been replaced from the six that were on order.

Vendor Oversight (VOC):

- Charles Norris reported via e-mail. There was a vandalism incident during the month when someone disassembled one spotlight and twisted two others away from their focus on tree tops in the grass median between the entrance and exit roadways. The lights were reassembled and repositioned without cost. This incident has us looking at the possibility of installing an inexpensive stand-alone camera system around the perimeter of the gatehouse to monitor areas not covered by our new camera system. We should have more information and a recommendation for the November Board meeting.
- On Oct. 20, a technician from Safety Signal System worked with an outside consultant to turn on the mobile access app that allows Board members and Committee Chairs to monitor live action on the security camera system. The app works well with my Apple iPad but is slower with my Android Samsung S6. I will try to get instructions out to each of you later this week so that you can test it on your own laptops or mobile devices. The other outstanding issue with the cameras is the tag entry camera that reads tags well during daylight hours, but is negatively impacted at night when the car's tag lights create a light bloom that blurs out the tag number. SSS is working with the camera vendor to resolve this issue.
- The landscaping upgrades and repairs that were approved at the last Board meeting have been completed with a couple of changes:
 - * A queen palm behind the entrance waterfall was dead and required cutting down and stump grinding. The decision was made to include that in the landscaping project while equipment was here for other tree cutting and stump grinding.
 - * The brick pavers have been removed from the Lakehurst cul-de-sac and new sod installed. Additional dirt is required to raise the ground level.

The paint proposals for the seven villas are in, but three of the four vendors did not provide complete proposals as requested:

* Elias Brothers Group was low bidder at \$15,055, but failed to include the cost of painting soffits. I will follow up with vendor to include soffit paint cost in their bid. I feel they will still be low bidder, even with the soffit cost.

* Florida Painters was second lowest bidder at \$15,960, but failed to include gutters, downspouts and

soffits. Discussions with this vendor to provide a total cost proposal were partially addressed, but still incomplete.

* First Service was third lowest bidder at \$24,325, but failed to include gutters, downspouts and soffits. Including those items would make this the highest bid.

* CertaPro Painters gave a complete, accurate bid that included all requested items at \$24,990. This is the company that painted our Fitness Room and is the most professional to deal with.

I will make a final recommendation at the next Board meeting and will have a complete proposal from Elias Brothers Group to ensure their bid is the lowest.

- The roof tiles for repairing the clubhouse roof leak are in and the repair is scheduled for Friday or Monday, Oct. 23 or 26.
- I certainly thank Charles for all he does for Silverlakes.

Treasurer's Report:

- As of Sept. 30, there were 15 names on the delinquent list; no bankruptcies or bank foreclosures; one lien foreclosure (Jennings); six attorney actions; three 45 day-liens; and five property owners who owe \$600 or less, for a total of \$47,987. The largest outstanding debt is by a single owner, Jennings, who owes \$31,629. Of the \$31,629 total, \$12,279 are maintenance fees and \$9,521 are legal fees.
- Operating Funds total \$203,412 and Reserves, \$517,348. The operating cash balance is unusually high due to prepaid assessments of \$57,000. Operating funds include: mortgage security, \$10,000; committed landscaping and roof repair, \$5,000; and available "free" cash of \$114,400.
- A CD of \$95,000 (from Reserves) was taken out with Bank United.
- For the first nine months, spending is \$13,700 under budget. Only villa ground expense is overspent by \$2,010 due to irrigation repairs. The main contributors to under budget spending are lower legal fees and lower interest charges for the clubhouse loan.
- Outstanding debts from owners are at their lowest both in amounts and number of debtors.
- The higher available cash balance is due to 53 percent of owners paying their fourth-quarter dues prior to the Oct. 1 due date.
- A proposal for a "roof repair plan" was presented to the villa owners. The villa owners have decided not to enter into such arrangement due to cost consideration. After two meetings held with villa owners, there is an increasing understanding about the requirement for higher reserve assessments starting in 2016 due to upcoming major expenditures.
- The 2016 budget will be discussed at the November Board meeting. Members of Alliant Accounting also will be present.
- Markus Albrecht led a discussion of retaining the 2016 proposed budget amount of \$1,500 for the Front Waterfalls, account #8040.
- Account #8085, Irrigation System, is estimated at \$7,400 for budget year 2015. Lauren Siegel will talk with Ramiro and if Ramiro feels the majority has been completed, the amount for 2016 will be \$2,500.
- Account #8082, Tree Trimming, is over budget for 2015. Discussion led to an agreement to increase this account to \$6,500 for 2016.
- During the November Board meeting, discussion is needed on what to do with the excess cash: whether to reduce assessments; keep assessments at the same level; or transfer the surplus to reserves.
- Bonnie Hapner has sought two proposals to replace the front gates, and when replacing also include a lift arm. Main Gate estimates \$60,000. Another company estimates \$42,000, without including electrical.
- Currently, there is \$33,000 in the reserve fund for gate replacement.

Legal Issues:

- The Board has decided to allow a homeowner additional time to bring their account balance to zero.

Rental Tracking:

- We currently have 26 rentals and several more who are not in compliance.

New Business:

- Our secretary, Jane Grethey, has learned that WastePro has no plans to deliver any large garbage cans, similar to our new recycle bins, west of State Route 82. Anyone who would like a smaller recycle bin than the large ones we presently have should call WastePro at (239) 337-0800 to make the request. A WastePro truck will pick up the larger bin and deposit the smaller one in your driveway. Thanks, Jane, for the information.
- The next Board meeting will be held at 6 p.m. on Nov. 18 in the clubhouse.

*Respectfully submitted by Lauren "Bird" Siegel, President, for the Board of Directors:
PJ Stratton, Vice President; Jane Grethey, Secretary; Markus Albrecht, Treasurer; and Claude Marku, Legal Liaison.*

Sunshine Committee:

The Sunshine Committee has mailed out two sympathy cards since the last newsletter to Silverlakes residents who have lost loved ones.

The sole purpose of the committee is to send cards to residents who are celebrating an achievement, are under the weather or who are dealing with a loss. But the committee can't perform its duties without your help. If you know someone who could use a card, call the Sunshine Committee's chairman, Sue Beard, at (239) 689-8065 or email her at shadden@comcast.net. Thanks for your help!

Milestones:

Two long-time Silverlakes residents shared a special birthday on Oct. 9. Both Agnes Lund and Helen Bruni turned 92 years young on that day! We think it's pretty remarkable that two Silverlakes residents share the same birthday ... and both were born in 1923!! If you see either of these inspiring and lively women, wish them a belated 92nd birthday!

Red Hat Review:

On Oct. 8, seven Red Hats of Silverlakes Chapeaux Rouge returned to La Grotta restaurant off Daniels for a delicious lunch. For a time, we were one group of only two groups and one single diner in the restaurant. Hopefully, things will pick up for them for lunchtime when snowbirds return.

Our server was divided between the two groups, the other being the Chamber of Commerce and numbering around 20, so we didn't see her as often as we hoped, but we eventually were all served. Lunch was very tasty, and offered lots of choices.

During lunch, Marilyn passed a flyer around in regard to the event being held at Jet Blue Park on Oct. 17. It was the inaugural try to form the largest human pink ribbon in the U.S. to benefit breast cancer research, and sponsored by Susan B. Komen of Southwest Florida. Each person held a pink umbrella. Proceeds from the sale went to Susan B. Komen. At least four Red Hats participated and had lots of fun! A drone flew overhead to take a picture — very cool!

Our next event will be hosted by Mary Gary and is our 11th annual Welcome Back Snowbirds Red Hat PJ Brunch. It will be held at our clubhouse on Thursday, Nov. 12, and will include brunch and a surprise speaker. If you'd like to join us, please contact Queen Mum Jan Wold at (239) 849-5184.

Social Committee report:

GAME NIGHTS

Mondays at 7 p.m.: **Hand and Foot Canasta**

Tuesdays at 7 p.m.: **Euchre**, 50 cents to play

Nov. 6: **Bingo** at 7 p.m. \$5 for three cards and \$2 each for additional cards. Try your luck at 50/50 for \$1 per ticket or six tickets for \$5.

Nov. 12: **Bunco** at 7 p.m., \$5 to play; bring your own drinks and snacks

Nov. 19 – **Games Night** at 7 p.m. Play Mexican Train Dominoes, Mahjong, Rummikub, Scrabble, etc. Bring your own drinks and snacks

October News:

More than 30 people turned out to play Bingo on Oct. 9. Fun was had by all.

Some 41 homes participated in our Community Garage Sale on Oct. 24. People who came into Silverlakes found some great deals.

November and December Events:

Nov. 13: Thanksgiving Pot Luck, 6:30 p.m. The donation is \$5 for adults, \$3 for children and \$15 for an entire family. Please RSVP by calling Pat at (239) 337-2955 or Agnes at (239) 561-9661. The Social Committee will provide the turkey, and those attending are asked to bring donations of appetizers, side dishes or desserts.

Nov. 21: Sock Hop at 7 p.m. Donation: \$10 to cover the cost of the professional DJ. Small snacks and drinks will be provided. Best 1950s Outfit and Jitterbug contests are planned. Please RSVP by calling Ana at (401) 699-4736 or Sue at (239) 689-8065.

Nov. 29: Holiday Decorating at 6 p.m. Help decorate the Clubhouse and the Silverlakes gates. Small snacks and drinks will be provided. Please RSVP by calling Ana at (401) 699-4736 or Sue at (239) 689-8065.

Dec. 5: Family Breakfast with Santa and Gingerbread House Contest, 9:30 to 10:30 a.m. Donation: \$5 for adults, \$3 for children and \$15 for an entire family. Please RSVP by calling Cindy at (239) 204-9855. See flyer for the Gingerbread House Contest rules.

Dec. 10: Bunco, 7 p.m. \$5 to play; please bring your own drinks and snacks.

Dec. 19: Bingo, 7 p.m. \$5 for three cards and \$2 for each additional card. Try your luck at 50/50 at \$1 per ticket or \$5 for six tickets.

Meet Jeanne Sabshin, our new Silverlakes Web-Master:

Jeanne was born, raised and schooled in New York. She graduated from the State University of New York at Oneonta with a degree in Elementary Education. She earned her Master's Degree in Instructional Technology and taught for 33 years, retiring in 2004.

Jeannie and her husband Stuart celebrated their 42nd wedding anniversary in October. They have three children and five grandchildren. The Sabshins bought their home in Silverlakes in 2012.

We all send a **BIG Thank YOU** to Jeanne for accepting the job of Web-Master for our Silverlakes community!!

Our new Web site address:

www.silverlakeshoa.ourhomeassociation.com

First Annual Gingerbread House Contest

Rules:

- All entries must be delivered to the clubhouse on December 5 between 8:30am and 9:00am.
- All Gingerbread House entries must be in the form of a house.
- All entries must be on a sturdy, non-flexible platform, no larger than 18" x 24". Entries must not exceed 24" high.
- All Gingerbread Houses and scenes must be 100% edible. Non-edible decorations may NOT be used anywhere.
- Artificial materials, such as Styrofoam, toothpicks, pipe cleaners, may NOT be used to construct or decorate the scene.
- Entries must be removed from the clubhouse at 11:00am.

Judging

1. Overall appearance
2. Creativity and originality
3. Use of candy and color

PRIZES:

There will be two classifications – adults and children

1st Prize: \$25.00

2nd Prize: \$20.00

3rd Prize: \$10.00

Prizes will be awarded at 10:30am. Contestants must be present to win.

Please rsvp by calling Donna at 209-2440.





Let's go back to the 50's and 60's
Saturday, November 21
7pm - 10pm
Donation: \$10

Contests – Best 1950's Outfit and Jitterbug.

Rock 'n Roll with Brian
who will spin your favorite tunes.

Roy Orbison

Elvis Presley

Buddy Holly

The Beatles

Bill Haley

The Cascades



Dion and the Belmonts



Drinks and junk food included.

Please rsvp by calling
Ana at 401-699-4736
or Sue at 689-8065.

