



Issue 2015-7

<http://www.silverlakeshoa.ourhomeassociation.com>

September 2015

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 Sept. 16, 2015 HOA Board meeting.

First off, the Board welcomed our new vice president, PJ Stratton. He succumbed to the encouragement of other Board members and his wife to become more involved in our beautiful community. Our thanks to PJ for volunteering. WELCOME!

Also, the Board wishes to thank Peter Suckow for his past service as our vice president. We wish to also thank Peter for continuing to serve our community on the Vender Oversight Committee. Thank you, Peter!

Homeowner's Forum:

A homeowner asked why a violation had been imposed on his lawn, saying the lawn looks nice and green. The owner also stated he is in the process of getting the weeds taken care of by a professional landscaper who said it would take about six weeks. The Board mentioned that the light green-colored "grass" is actually a weed called Sedge. The owner was given more time to get the lawn taken care of.

A comment was made about how bad a collapsible dumpster looks in a Lakeland Circle driveway, noting it appears to be a tarp laid on the driveway with everything discarded in plain view. The future use of these types of dumpsters is highly discouraged.

Property Manager's Report:

Since the last Board meeting on Aug. 26, Alliant has received numerous calls from residents who wanted their phone numbers changed in the call box at our entrance. I must apologize to all affected by the delay in getting those numbers changed. We now have a key to the call box, and I have been getting proficient at changing the numbers as requested. We had been contracting an outside company to make these changes, but we now are doing it ourselves and saving our community money in the process.

There were 75 first violation letters mailed but only two second violation letters sent out. That indicates that nearly everyone affected is complying with the warnings. 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 and ask 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 when the problem is taken care of.

There were three parking tickets issued since the last Board meeting. 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.

Committees:

Architectural Control (ACC):

ACC received five requests. Only one was denied because the paint choice is not on the approved list and there were no paint chips accompanying the request.

Communications:

The committee has greeted and presented a packet of information to 28 new homeowners and 24 renters. Jeanne Sabshin, our Webmaster, established our new Web site. She also has joined the Communications Committee. The transition to the new Web site, www.silverlakeshoa.ourhomeassociation.com, has gone well. The HOA Board Director's Manual has been updated.

Clubhouse Social:

The Italian evening potluck was well attended. Bunco on Sept. 17 was not held because of low attendance. Bingo is scheduled for Oct. 9. It will take the place of the October potluck. Silverlakes' Garage Sale will be held from 8 a.m. to noon on Oct. 24. Participants' fee will be collected that morning.

Finance Committee:

The committee met Tuesday, Sept. 16. Faye received an incorrect report from Alliance CAS and has asked them for a corrected copy. She has not yet received a response. The Villas' ground expense is \$1,800 over budget, and it is expected it will be \$2,800 over budget by year's end.

Fine Appeal Committee:

No appeals received.

Neighborhood Action Committee:

The next meeting will be held at 7 p.m. on Oct. 14.

Exercise Room Committee:

The rowing machine's footrest strap has been replaced from the six that were on order.

Vendor Oversight Committee (VOC):

Charles Norris is working to obtain quotes from four vendors to paint the Villas. This painting will occur in either January or February 2016.

To fix the leaks in the clubhouse roof, First Service quoted \$2,375. First Service will totally repair the two valleys where the leaks are located and replace the tiles. The replaced tiles will be as close in color as possible.

Charles and Twila Salyers rode with Ramiro Rogers on Friday, Sept. 11. There are two palm trees in the center island of the cul-de-sac on Silver Bay Court that have holes in the trunks. These need to be removed and the stumps ground. Three trees will still remain. The two being removed will not be replaced.

Some hedging in the center island of the cul-de-sac of Silver Bay Court, as well as at the clubhouse, needs to be replaced. Mr. Rogers suggested removing the mulch at the clubhouse and planting grass. In the center island of Lakehurst Court's cul-de-sac, a tree's roots are pushing up the pavers. Mr. Rogers suggests these be removed and grass planted. The pavers can be saved and placed as two (2) rows in front of the entry and exit waterfall ponds and will help keep the grass clippings out of the ponds' filters.

Per Rogers' Landscaping Maintenance Inc. estimate, the cost to complete these items is \$2,216.

Charles states the Villas have a number of issues and Charles needs to further review and will make a report to the Board at a later date.

Charles and Lauren Siegel have been busy updating access control cards. Homeowners who haven't turned in the contact form with their proxy card numbers have been turned off.

His committee would like to see proxy cards for clubhouse and pool amenities deactivated for homeowners who owe in excess of \$25. Markus Albrecht says our rules state the proxy card will be turned off for any homeowner who has been delinquent for two quarters.

It has become very cumbersome for those who want to rent the clubhouse. Alliant has four Proxy Key Cards that can be loaned out if approval is given for clubhouse usage. When the card is turned back in, the renters are eligible for their refund.

Lauren Siegel thanked Charles for all he does for Silverlakes.

Treasurer's Report:

As of Aug. 31, 2015, there were 28 names on the delinquent list; no bankruptcies or bank foreclosures; one lien foreclosure (Jennings); seven attorney action; seven 45-day liens; and 13 who owe under \$200 or less for a total of \$48,760. The largest outstanding debt is by a single owner, Jennings, who owes \$31,501.

In August, we showed a decrease in both the amount and number of outstanding accounts. Six accounts owe under \$5, and these will be written off.

The operating fund totals \$189,327, and Reserves stand at \$510,039. The transfer of \$14,000 to reserves to fund the security system has been done.

Spending in the first eight months was under budget by \$10,800, with actual spending at \$181,023 compared to the budgeted amount of \$191,877. Villa ground expenses continue over budget by \$1,837 due to the Villas' irrigation repair. Markus Albrecht cautioned Charles Norris that the Board cannot consider additional funding at this time for Villa lawn care. Utility costs are finally at the budgeted levels.

The 2016 draft budget has been established. The expected reserve contribution increase for Villa owners has been calculated and discussed with the owners either at a special information session or in the form of a written communication. Spending levels for 2015 are well on track, thanks mostly to lower costs for legal services.

Markus Albrecht discussed the 2016 proposed draft budget. Villa reserves have been historically underfunded, and the Board is compelled to recoup in anticipation of large expenditures over the next several years; e.g., the Villas' roof replacement scheduled for 2020.

Two Villa money market accounts totaling \$124,658 are currently earning 0.4 percent. Markus Albrecht suggested we move \$95,000 into a 24-month CD earning 1.15 percent, which was approved.

Charles Norris questioned the move due to the small amount of interest to be earned. He also said that if the funds were needed in an emergency and were withdrawn before the 24 months, a penalty would be incurred. Markus Albrecht said the Board needs to do everything possible to fund the Villa reserve, as it's been underfunded and the Board needs to help the Villa owners.

Markus Albrecht discussed several accounts in the 2016 proposed budget which are in line with the new Reserve Study. The proposed budget indicates homeowners' quarterly assessments would increase from \$298 to \$314 and Villas from \$876 to \$996.

Lauren Siegel noted the \$3,000 set up for pond maintenance will be deleted. Gateway Services will flush out 800 feet of Silverlakes' storm water pipes. Lauren has asked if this includes the catch basins but has not received a response to date.

A further budget discussion will occur at the October Board meeting, and the final budget will be discussed at the November Board meeting.

Lauren Siegel thanked Markus for all his prior work on Silverlakes budget and the upcoming 2016 budget process.

Legal Issues:

During August's Board meeting, the Board reduced the amount owed by 11021 Lakeland Circle due to miscommunication, and this account has been zeroed out. Alliant is working with the Alliance CAS to determine the exact amount owed prior to this when attempting to collect past due amounts. When paid, this will be booked against legal expenses.

The owner of 11109 Lakeland Circle is delinquent for approximately \$1,900. In order to proceed with a lien foreclosure, the initial cost is \$1,250 and could be added to the amount owed. Rather than proceed with a lien foreclosure, attorney DeBoest will be asked to send a letter offering pre-suit mediation.

The Board has had no response from 11127 Lakeland Circle in regard to the denial by the ACC for the installation of corbels. As such, Bonnie Hapner will send a fine notice, and the letter will also state the corbels must be removed.

The owner of 11127 Lakeland Circle also has installed tile below the sills without submitting a form and/or obtaining approval from the ACC. Bonnie Hapner will send a first-violation letter under separate cover.

Rental Tracking:

We currently have 25 rentals and several more that are not in compliance.

Reaffirm Board Decisions:

The Board reaffirmed to have the lawn mowed at 11250 Lakeland Circle, Jennings, every two weeks, front and back, by Rogers Landscaping. This began Thursday, Sept. 17. The costs will be added to the amount Jennings owes.

New Business:

A fine letter for roof cleaning was sent to the owner of 13121 Lake Meadow Drive. The owner states his roof was recently pressure washed and asked that the fine be waived. Several Board members reviewed the roof. It is of a color unlike homes close by and appears dirtier than it is. The Board agreed to give him six months to have it re-cleaned. Alliant will notify the owner.

Jane Grethey would like the Board to consider moving from a free Web site for Silverlakes to a fee-based one. This will be discussed and considered further when Webmaster Jeanne Sabshin returns in October.

A security guard is needed for the Oct. 24 garage sale from 8 a.m. to noon and Halloween from 5 to 9 p.m. Two guards are needed at the gate area.

The next Board meeting will be held at 6 p.m. on Oct. 21.

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 sends greeting cards to Silverlakes residents who are welcoming a new child, grieving a loss, dealing with illness or who otherwise could use some cheer. If you know someone who could use a card, please contact Sue Beard, the chairman, at (239) 689-8065 or email her at shadden@comcast.net

Red Hat Review:

On Thursday, Sept. 10, ten beautiful and well-dressed ladies went to Applebee's to see what all the recent fuss was about. The hostess, Sandra, chose the location for the event. We got settled, gave our drink orders and began to check out the menu. Soon, we realized that the variety of choices would make our decisions difficult. After hemming and hawing, we gave our server our orders. (The lunch menu offers the chance to pair lots of different items for a perfect lunch.)

We not only enjoyed our lunches, but also had lots of laughs and friendly banter. Our thanks go to Sandra for a great choice of restaurant. Many of us had not been there since before that location had been redecorated. It looks more modern now.

Next month, our hostess will be Prudi, who has decided to take us back to La Grotta.

We extend an invitation to any lady over 50 in the neighborhood to join our chapter of Silverlakes Chapeaux Rouge and gather with us once a month. Please call the Queen Mum, Jan Wold, at (239) 849-5184 for more information.

Social Committee Upcoming Events

The International Pot Luck scheduled for Oct. 9 has been canceled. Instead, we will hold a BINGO game starting at 7 p.m. The Garage Sale will be held from 8 to noon on Oct. 24. There is a \$5 fee per household to pay for the guard at the gate. There will be a guard at the gate on Halloween night as well. A Thanksgiving Pot Luck is scheduled for Nov. 13 and Holiday Decorating on Nov. 29. All the attendees for our September 11th Italian Pot Luck Dinner appeared to have a good time. The below photos were taken at the Italian Pot luck. Please contact Ana at (401) 699-4736 if you would like to join the social committee.



Ana Amaral greets diners at the Silverlakes Italian Pot Luck.



Fred and Mickey Koenig at the Silverlakes Italian Pot Luck



Joanne Montgomery at the Silverlakes Italian Pot Luck



Mary Bissaillon and Patty Keavney welcome guests at the Silverlakes Italian Pot Luck.