



Issue 2017.2

<http://www.silverlakes-gateway-hoa.com/>

February 2017

# 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 Feb. 15, 2017 board meeting:

The year 2016 ended with spending under budget by 5.7 percent, and the first month of 2017 started out with spending of \$4,052 under the budget amount.

There were quite a few residents who were late with their first-quarter assessments, which were due by the 10<sup>th</sup> of January. This adds a late fee to the account, an administrative fee and interest, which adds \$90-plus to the late account. If this is all not brought to a zero balance before the next quarter, whatever monies paid to the account automatically go to the oldest balance. Then the next quarterly assessment is not fully paid and the late fees, etc., are added on all over again.

We have had several accounts in Silverlakes experience this scenario, making for hard times for the homeowner. Some of these have progressed to the point of having a lien/foreclosure action filed.

If a homeowner even thinks they may have been late, it is best to check with Alliant's accounting to bring the account to a zero balance while the amount is relatively small. The board does not like having to go through this type of scenario with any homeowner.

There were eight Architectural Control Committee requests submitted since the last board meeting; six were approved with two denied for paint shades not on the approved list. One of the two denied homeowners came to the clubhouse Wednesday morning, looked at the approved shades and found the next shade on the color swatches acceptable to her. Success! That resubmitted request should be approved with no problems.

The committee had five roof tile and paint samples on display at the clubhouse for residents to vote on. The results: No. 5 got eight votes, No. 4 received no votes, No. 3 got 12 votes, No. 2 earned three votes and No. 1 received 27 votes.

Although the final decision rests with the board, we wanted to know what the community wanted. It was requested that the ACC committee bring samples of No. 3 and No. 1 (the highest vote-getters) to the April board meeting for final approval.

If the Vendor Oversight Committee comes up with a recommended vendor for the roof replacement or repair and painting of the clubhouse/gatehouse sooner, there could be a special board meeting called to vote on the recommendation and get the project started sooner than the April board meeting. As stated, we would like to have this project completed before the rainy season starts.

The Social Committee has quite a busy schedule for the next few weeks. Their calendar for the year's activities was included in the last newsletter. Their activities also are noted on our website calendar on a

monthly basis. Just visit [www.silverlakes-gateway-hoa.com](http://www.silverlakes-gateway-hoa.com) to check them. Make sure you enter this address in the address bar at the top of your Internet page, not your search engine bar.

Our Fine Appeal Committee had one appeal to hear. The committee heard the appeal and denied it. The fine stands.

The VOC Committee will interview at least three vendors to provide the roof replacement and to paint and make exterior repairs to the clubhouse and gatehouse. The committee will make vendor recommendations to the board for funding and will provide oversight and inspection of both projects.

The committee will interview at least three vendors for each of the projects.

The committee also will work with the treasurer to determine available funding for landscape repair and upgrades in 2017.

Members of the VOC Committee monitor landscaping and irrigation condition and vendor compliance with the contract; lake fountains operations and maintenance; HVAC operations and maintenance; swimming pool heaters, filter and general pool area condition; clubhouse, including the condition of the roof, exterior, interior, bathrooms, kitchens, etc.; security cameras and proxy card access systems, operation and maintenance; lights inside and outside of the clubhouse and inspection of bulbs weekly and reporting to Alliant for replacements; community entrance area to include gatehouse, waterfall pools, all lighting, gate operations and maintenance. All committee members were thanked for their support.

Our collection agency, Alliance CAS, is working on a case involving property #039. A paper was provided for the board to review. The board decided to accept the proposal. Alliance CAS is to proceed settling the case as proposed. It will be sent back to the opposing counsel.

There currently are 28 rentals, with several others not approved. One such property has been brought to the board's attention and a violation letter has been sent.

From Jan. 18 to Feb. 13, some 71 calls came into our property manager's Call Center. Of those, 58 tickets were made, and passed to our community association manager to handle. During the same time, there were 16 first violation letters sent. There are four second violation letters to be sent after a picture of the violation is taken to send along with the letter. There is one fine letter to be sent.

During the Homeowners' Forum, several questions were asked. One asked if Alliant charges Silverlakes HOA when violation letters are sent. The answer is "no." Another homeowner received a \$100 parking fine. He had commercial markings exposed on his truck, which was backed up to his garage door. He was upset that Statewide Security walked up his driveway to take a picture of his license plate. Statewide Security will be asked if this is a common practice, and the homeowner will appeal the fine.

Another homeowner said when turning from Griffin into Silverlakes' entrance lane at night, it is dark and very easy to possibly run over the curbing. Some type of perimeter lighting will be looked in to.

Another homeowner wanted to know why each month during the treasurer's report, one delinquent homeowner's large amount is always included. This cannot be dropped because of an accounting principle, she was told.

One of the board members noted he had contacted another HOA president from a neighboring Gateway community about residents, whose property does not abut ponds, fishing without the property owner's permission. In addition, the trespassers were walking through residents' yards to gain access to the ponds,

and then walking up and down the pond shoreline while fishing. The trespassers were also leaving large quantities of trash behind.

The attorney will be asked for the correct wording on how to handle this issue. This will become a part of Silverlakes' Rules & Regulations, Exhibit F. There has also been a signed no trespassing form put on file with the Sheriff's Office for Silverlakes. A homeowner should not hesitate to contact the Sheriff's Office should a trespasser be on their property.

The next Silverlakes meeting will be our annual membership meeting. All Silverlakes homeowners are encouraged to vote their proxies and mail them in to Alliant. A quorum is required to have this meeting, either in person or by proxy. Please encourage your friends and neighbors to send them in.

Once again, I want to thank ALL committee and board members for all they do for Silverlakes.

*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.*

### **Social Committee:**

The Social Committee has a wide variety of activities planned for the coming month, starting with the third annual Casino Night this coming Saturday, Feb. 25, to benefit Dress for Success.

Activities will begin at 7 p.m., and the admission charge is \$10 per person, which entitles the purchaser to 600 chips or 24 raffle tickets to win some of the many prizes donated by area businesses and local residents. The admission fee also entitles players to cold drinks/water/coffee and snacks.

A silent auction also will be held for an eight-day, seven-night stay at a one-bedroom condo at one of 19 different resorts, a prize donated by a business owned by a Silverlakes resident.

A second silent auction will be held for a foursome of golf at the Gateway Country Club.

The Mission of Dress for Success of Southwest Florida is to empower women to achieve economic independence by providing a network of support, professional attire and the development tools to help women thrive in work and in life.

Those attending are invited to donate gently used clothing in exchange for additional raffle tickets. Those not attending Casino Night also are encouraged to donate.

Casino games will include Poker, The Big Wheel, Roulette and Blackjack.

Other activities coming up:

**Saturday, March 4:** Breakfast, 8:30 to 10 a.m., \$5 per person

**Saturday, March 11:** St. Patrick's Day Dinner including corned beef and cabbage, appetizers and desserts, \$10 per person, 6:30 p.m. The Social Committee will provide all the food.

**Saturday, March 18:** Silverlakes Garage Sale, 8 a.m. to noon, \$5 for participating homes

**Sunday, March 19:** Ice Cream Social, 2 p.m., FREE

**Saturday, March 25:** Myer and McGuire concert, \$5 per person with all proceeds benefiting charity. A light snack will be provided.

In addition, the Social Committee thanks Artie and Antoinette Cendali for donating the bookcase and children's books to the clubhouse.

### **Red Hat Review:**

On Thursday, Feb. 9, some 13 ladies gathered in the Silverlakes Clubhouse for the group's annual High Tea. Of course, everyone was decked out in purple and red (and most of us wore red hats.)

While three-tiered trays were being assembled from the delicacies each member brought, we sipped champagne and mimosas.

Every table had two trays of food and two kinds of tea. At the bottom of the trays were savories, such as tea sandwiches of all kinds. The center layer held scones and muffins, and the top layer, desserts. We sat down at formal tables with fabric cloths, beautiful china and flatware. Everyone brought their own tea cups and saucers. Everyone enjoyed their experience, and we all lingered for lively conversation. Thanks to all who helped, before and after!

The next event will be held Thursday, March 9, hosted by Lana Knabe.

### **Sunshine Committee:**

The Sunshine Committee sends out greeting cards to those welcoming a new child, experiencing difficulties, recovering from an illness or surgery and mourning the loss of a loved one. If you know someone who could use a card, send an email to Sue Beard at [shadden@comcast.net](mailto:shadden@comcast.net) or call her at (239) 689-8065 with the person's name **and address**.

### **In remembrance:**

Our thoughts and prayers go out to Carol Napolitano on the loss of her mother, Grace.

We send sympathy and prayers to the family of Robert Garrett, who passed away Feb. 12 at the age of 47. He is survived by his wife, Lynne, and son, Nathan.

On March 23, 2017 there will be a memorial service at the Gateway Lutheran Church at 11:00AM in honor of Doug Chenoweth who passed away on January 22, 2017.