



Issue 2016.9

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

November 2016

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 Nov. 16 board meeting:

Happily, we will enjoy another year of the same quarterly assessments. Due to the diligence of everyone, the budget spending was under target enough to keep our quarterly assessments for the HOA at \$298 for the FIFTH year in a row! Villa owners will pay \$1,128 instead of the \$1,135 originally thought. My thanks to everyone for their efforts and for keeping our community as nice as it is.

I'm on bended knee once again asking for residents to consider volunteering to be on one of our committees. This would be an excellent opportunity to join our Finance Committee to see just how all this works to keep our assessments less than \$100 per month. The Finance committee meets only once a month. Just contact any board member to help out.

There also is a need for residents to be diligent in paying their quarterly assessments on time. On time is no later than the 10th of the month, not the 15th. The late and administrative fees for tardiness raise your assessment by some \$90+ and there is really no need for this.

I have just returned from a property management seminar where financial institutions outlined the many ways you can pay your assessments automatically. These methods are more secure than mailing a check each quarter and are user friendly. I encourage the dozen or more residents who were late this quarter to look into this method. This can be done on line or in person at your bank.

Silverlakes has had all its street signs and stop signs cleaned and painted as needed, yet I have observed several vehicles that don't even slow down for stop signs. This is especially dangerous near the entrance to our community. The vehicles entering have the right of way and do not have to stop.

There are many children who play around that area. Some have come close to being hit by vehicles that fail to stop at the stop sign. Please help keep our children safe and stop at every stop sign.

There has been a noticeable decrease in Silverlakes irrigation water pressure at certain times. Gateway has been contacted, and there is a bad water pump being replaced. The pressure should return to normal very soon. You may need to adjust your watering times to come on later in the morning.

As I mentioned earlier, our quarterly assessments are remaining as they were last year. I want to once again thank our Finance Committee and our treasurer for all the work they have done on our 2017 budget. The board

once again reviewed the proposed budget and, after a few minor adjustments, our 2017 budget has been passed.

At the end of October, the HOA spending was under budget by 6.5 percent, but the Villa ground expense was overspent by \$802. A couple of CDs had matured, and our treasurer has put them in a different bank at a higher interest rate.

There were six Architectural Control Committee requests submitted which were approved with the exception of one paint color.

Our Social Committee put on a very nice Thanksgiving pot luck dinner on Friday evening, Nov. 18. It was well attended and there was even food left over. Thanks to all the Social Committee members involved.

Our community garage sale was held Saturday, Nov. 19, with more participants than in past years.

Our Fine Appeal Committee had no appeals to hear, showing our community is keeping everything looking nice. The Exercise Committee is looking at replacing/adding a couple new floor fans. Our existing fans have been there for going on 13 years.

At the suggestion of our gate vendor, Main Gate, the Vendor Oversight Committee has received a quote on installing a new camera focused on our tele-entry call box. It should be up and running by the end of November.

Steve Dobson has stepped up to monitor the clubhouse lighting, and any bulbs needing replacement will be LED bulbs. Thanks, Steve!

A couple of dead Queen palms will be removed and several other trees trimmed in our common areas. The benches in our common areas will be cleaned also. We will also have our final wall trimming along Griffin Drive completed before the end of the year. FPL had been contacted concerning a malfunctioning street light near our entrance. Our community association manager, Tabatha Robinson, will contact FPL again, since it has not been repaired yet.

Several VOC & ACC committee members are working together to produce a sample of roof tile together with wall and trim paint colors for the clubhouse. There will be three or four combinations of proposed colors at the clubhouse on Wednesday morning, Nov. 30, for viewing and voting on the colors for the clubhouse and gatehouse roof and wall colors. All interested residents are encouraged to cast a vote.

There was a pre-suit mediation meeting between the board and a homeowner and an agreement was reached.

Since the last meeting, our CAM, Tabatha Robinson, sent out 16 first warning letters, nine second letters and has to complete her inspections before any further action may be needed. Alliant's call center also handled 86 phone calls during this same time.

The deputy sheriff assigned to patrol our community periodically has noticed many garage doors open during the day with no activity inside. With all the vendors we have visiting our community during the day, this provides an invitation for a possible visit after dark by a possible unscrupulous worker for a robbery.

Our deputy cautioned us against such a practice, which also is prohibited by our documents. Please make sure your garage doors are closed when not in use.

Our new Web site, silverlakes-gateway-hoa.com, is up and running. Thanks to all who made it possible, especially Jeanne Sabshin.

Our schedule of fines for putting out trash and yard waste too soon has been revised. If three years have passed since the last violation, the \$50 fine will revert to a warning for the next violation. The three-year time period will start over again at that point.

Our attorney has suggested the board adopt, by resolution, a list of good cause reasons for denying a home sale or rental. A list of 11 good cause reasons was adopted by resolution at the board meeting. The resolution will be included in our Directors Manual and on our Web site.

A question was raised concerning curbing and gutters in front of our homes. Gateway Services is responsible for maintaining the storm sewers and catch basins. You may have seen “Extreme Divers” in our community during the past few months repairing and cleaning the storm sewers from the lakeside. The roads and gutters are the responsibility of Silverlakes. The individual homeowner is responsible for keeping the catch basin grates clear and gutters clean and pressure washed. We have the “Sweeper Man” come through our community on a monthly basis to assist in keeping them clear.

Once again, I want to thank ALL committee members for all they do for Silverlakes. The next board meeting will be held Jan. 18. I would like to wish all Silverlakes residents a very Happy Thanksgiving, a very Merry Christmas and a safe and Happy New Year.

A Silverlakes resident passed on this link to avoiding scams when it comes to home improvement projects. Check out: <http://i.imgur.com/oQpVNiM.jpg>

Respectfully submitted by Lauren “Bird” Siegel, president, for the board: PJ Stratton, vice president; Jane Grethey, secretary; Markus Albrecht, treasurer; and Claude Marku, legal liaison

Sunshine Committee:

The Sunshine Committee sends greeting cards to those who are celebrating the birth or adoption of a child, mourning the loss of a loved one or recovering from surgery, an illness or a rough patch in their lives.

If you know someone who could use a card, please email Sue Beard at shadden@comcast.net or call Sue at (239) 689-8065. We rely on all of you to keep the effort going.

Red Hat Review:

November was a vacation month for the Queen Mum. Hostesses Judy Dobson and Cindy Mason took over all the responsibilities and put on a very lovely Welcome Back Snowbirds Red Hat PJ Brunch.

Everyone brought a dish to pass or juice or champagne. It was a wonderful array of choices, including fruit, rolls, hot casseroles and mini quiches. Mimosas were passed, plates were filled, and conversation was lively. Seventeen were in attendance, so lots of stories were shared.

After brunch, everyone was given a packet of puzzle pages and a pencil. There were 12 on each page. All we had to do was determine a common word or phrase that matched the picture. What a hoot! Things were quiet for a while, but soon we were all sharing ideas — lots of fun. There were prizes for the most puzzles solved.

Thanks to Judy and Cindy for a job well done!

Next month's hostess is Carole Napolitano, who has chosen the Austrian/American restaurant behind Broadway Palm Theater for lunch on Dec. 8. There just could be shopping after lunch.

Social Committee:

November has been a busy month in Silverlakes. On Nov. 6, we held a Bingo Night. One particular person was very lucky that evening.

Our big Thanksgiving Pot Luck was held Nov. 18, with a full house in attendance. Volunteers cooked the turkeys and brought them to the pot luck, and we had all sorts of donated side dishes from which to choose. Prudi Fournier again took up a collection to provide turkeys to CCMI, the community's soup kitchen.

The next morning, Silverlakes held one of its two annual yard sales. People were waiting at the gates at 8 that morning, and we had more participants than usual. Traffic was a bit congested, but the people with whom we spoke were happy about the money they took in from selling their surplus goods.

A group of volunteers decorated the clubhouse on Nov. 27. Hope you stop by to see how beautiful it looks!

Here are the upcoming social events for the month of December:

Dec. 3: Breakfast with Santa, \$5 per person or \$15 per family, 9:30 to 10:30 a.m.

Dec. 3: Gingerbread House Competition; completed houses must be turned in by 9 that morning. Winners will be announced at 10:30.

Dec. 10: Caroling; We will leave from the clubhouse steps at 6:30. We hope everyone joins in the fun.

Photos from the Annual Thanksgiving pot luck

Marianne & Steve Dobson,
Dan Dobson, Margaret Evans
& Judy Dobson.



Judy Siegel, Pat & Richard Macchia &
"Bird" Siegel



Ann Stewart, JoAnn Tucky, Cindy Mason
& Agnes Lund

