



Silver Oaks Subdivision, Phase I, Home Owner's Association Newsletter

September 2006

Board of Directors/Special Appointments

President & Newsletter Editor - Bill Vickery, 423-0996
wwwjr@cox.net

Vice President – Edwin Santos, 259-2567,
hmd5859@cox.net

Treasurer - Margo Vickery, 423-0996,
mrvickery1@cox.net

Secretary - Vacant

Architectural Committee

Pat Bacon, Chair, 305-4142, patbacon@cox.net
Kim Bowman, 398-6287, phil-dirt@cox.net
Kevin Miller, 689-4524, kmiller60@hotmail.com

Webmaster – Darren Etheridge,
423-0830, detheridge@clerkofcourts.cc

Grounds Committee

Edwin Santos, Chair
259-2567, hmd5859@cox.net
Gerald Campbell, 689-1249, buffinvestr@aol.com

Members at Large

Adam Grabowski, 423-0110, amgrabowski@cox.net
Barbara Cole, 682-5283, franzcole@cox.net
Johnny Williams, 689-4495, Johnny.Williams@cox.net

Volunteers

Neighborhood Watch Committee

Kim Bowman, 398-6287, phil-dirt@cox.net
Vic Fleischer, 682-6308, vicm2@cox.net
Angela Etheridge, aetheridge66@yahoo.com

Common Grounds Decoration Committee

Vacant

Newsletter

We publish this newsletter monthly. It follows each Owner's Association Board of Director's meeting. Opinions expressed are those of authors. Permission for Silver Oaks Phase I residents to reprint is granted. Articles/items are solicited for this newsletter and need to arrive by the end of each month for publication the following month, if room permits. We prefer to stay away from religious or political statements, but see nothing wrong with announcing social, church, or political events. Mail or e-mail to Newsletter Editor. Photos/art work are welcome also. Written details surrounding photos/art work are appreciated. Who, what, when, how, etc.

Advertising

Want to be a newsletter sponsor? Being a sponsor can be very good for your business. This newsletter will reach well over 110 families. \$36.00 will get your business card included in this newsletter for one year. Contact our Treasurer on how you do it.

**Next Silver Oaks Phase I General Membership
Home Owners Association Meeting – October 10,
2006**

**Davidson Middle School Cafeteria
6:00 pm to eat – 6:30 pm to meet
You are invited and encouraged to attend..**

**Silver Oaks Phase I
Home Owner's Association
P.O. Box 1542
Crestview FL 32536
www.silveroaksfl.com**

From the President

This newsletter contains summaries of our August and September 2006 Board meetings.

While this newsletter is designed to help all know what is going on within the Board of Directors functions and our Owners Association, we continue to urge folks to attend our monthly meetings to help us know we are meeting your needs. Our next board meeting is October 10, 2006 along with our General Membership Meeting

Please attend our upcoming General Membership Meeting in the Cafeteria of Davidson Middle School. We eat at 6:00 pm and meet at 6:30 pm. This is the meeting where we do an annual report to the owners, discuss and decide upon the 2007 budget, homeowner assessment fee, and elect several new board members. At least 39 of our 130 lots have to be represented at the meeting in order to conduct a vote for new board members. Proxy voting is allowed. See one of your board members for a proxy vote sample format. One vote per lot. Proxy vote form must be date specific, state who is authorized to vote in place of a person, and show specific the lot(s) represented. Board member term is three years unless you are elected to fill a vacancy of someone who has resigned before his or her three-year term is over. Serving as a board member can be an opportunity to excel. You could volunteer or nominate your neighbor. We plan to serve food and drink before the business meeting. At that meeting or during the month of October, the newly elected and remaining board members will determine who on the board will serve as the President, Vice President, Treasurer, Secretary for the 2007 term, beginning November 2006.

Bill V.

Silver Oaks Phase I Owners Association (HOA) Board of Directors

Mission Statement: The Silver Oaks Phase I Owner Association Board of Directors (BOD) manages the affairs of the Silver Oaks Phase I Owners Association. The BOD uses the By-Laws of Silver Oaks Phase I Owner's Association; Declaration of Covenants, Conditions and Restrictions of Silver Oaks Subdivision Phase I; and Written Procedures approved by majority vote of the BOD as primary guide lines when carrying out their duties. Duties include, but are not limited to: management of the common areas and facilities, management of owner assessment dues, and architectural review controls.

Vision Statement: Working as a team, the Board of Directors assures exclusive country living within the area while promoting community participation in the Owner Association by being good stewards of the requirements and funds. Good will and communication are also promoted. Our prestigious area remains a sought after place to live and property values remain on par with or exceeding that of neighboring communities.

Silver Oaks Phase I Board of Director Meeting August 8, 2006 Summary

Location: Davidson Middle School, Crestview, Florida

Board Members In Attendance:

Kim Bowman	398-6287
Gerald Campbell	689-1249
Barbara Cole	682-5283
Darren Etheridge	398-6375

e-mail address

phil-dirt@cox.net
buffinvestr@aol.com
franzcole@cox.net
detheridge@clerkofcourts.cc

Edwin Santos 259-2567 hmd5859@cox.net

Board Members Absent:

Adam Grabowski 423-0110 amgrabowski@cox.net
Margo Vickery 423-0996 mwickery1@cox.net
Bill Vickery 423-0996 wwwjr@cox.net
Johnny Williams 689-4495 johnny.williams@cox.net

Welcome. Edwin Santos opened the meeting.

Treasurer's report.

- Income for July, August, and expenses will be provided at our September 2006 meeting. Margo V.
- Annual Budget to date (October 2005-August 2006) and overall expenditures by percent (%) with 1 month to go will be provided at our September meeting. Margo V.

Architectural Review Committee Report.

- Address(es) and Items approved since last meeting:
 - Placement of a shed at 5846 Calumet was approved.
- Pending:
 - Lot #39, Block A (5882 Saratoga) details on fence and fence/enclosure for swimming pool.
- Concealment actions on whole house generators.
 - 5853 Saratoga Drive. Corrected. Closed.
 - 5884 Saratoga Drive. Pending.
 - 5862 Hunting Meadows. Pending
 - 5843 Hunting Meadows. Working.
- Hunting Meadows shed and swale. Board voted to continue to monitor action to conceal shed for six months from original letter to owners. In November 2006, board will make decision as to whether action is sufficient. Owner has been informed to correct swale by mid November 2006. If action isn't done, board will have the work done and owner will be billed. Bill V.

Old Business.

- Yard of The Month for August 2006 belongs to: Jerry and Karen Rankin, 5864 Hunting Meadows. See photo on page 5 of this newsletter.
- Amendment project for Covenants and Restrictions. Barbara Cole proposed making their mail out one month prior to annual general membership meeting. Board counter proposal was making it two weeks prior. This was because board felt it lessened the chance of the important paperwork being discarded or ignored. All agreed including Barbara Cole.
- Discount coupons/other items from Ryan's have been received for our Yard of The Month winners via Gerald Campbell. See page 10 for Ryan's business card. We appreciate their support.

- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School are pending. Ed Santos
- Erosion repair and runoff cleanout into retention ponds and thank you action is pending. Erosion is still a problem at one retention pond. Grounds Committee to contact appropriate agency for fix. Grounds Committee
- Status of playground/community social area on vacant lot within Phase I, Silver Oaks is pending. Gerald Campbell
- Remaining spring-cleaning work on front area has been deferred until cooler weather. Grounds committee
- High grass/weeds on vacant lots (front parts of the lots) action is pending. Grounds Committee
- Broken light fixture illuminating one side of the Silver Oaks sign at front of area repair action is pending. Grounds Committee
- Silver Oaks Phase II HOA sharing cost of our web site before we create a separate page for them. Darren Etheridge recommends we drop this action. Closed.
- Barbara Cole turned in a petition stating that our president has sent out 21 letters for compliance to homeowners concerning trash cans not being stored out of sight and being left along side the street after collection day as required by Art IX, Sec.10 of our Covenants and restrictions. Six of the 21 have been sent second letters. Barbara Cole made a motion at the August meeting that the board ask the association attorney what recourse is available to enforce the C&R and send to our attorney for action names of homeowners that have received two or more letters. The petition had 39 signatures that were in favor of this motion. Motion was made but not seconded. Closed.

New Business.

- Complaints on political signs. Number of complaints received from owners by Bill V. are zero. Board members discussed that signs should be allowed one month prior to event, but after that, we can and should approach owners. Barbara Cole abstained from voting on this matter.
- Reference recommendation made by Tom Smith of 5862 Hunting Meadows. Discussion on creating written instructions implementing and clarifying of the By-laws and Covenants and Restrictions. Items that “could” be considered for inclusion: Local procedures for ARC requests, items considered “equipment” to be concealed from streets and neighbors, finished side out desired for fences, complaint procedures, Yard of The Month process, etc. Board action deferred until next meeting. Open.
- Estimates on water well & housing to hook into sprinkler system estimate at front area are pending. Grounds Committee
- Reported broken sprinkler in last zone on left exiting area repair work is pending. Grounds Committee



August 2006 Yard Of The Month

Congratulations to Jerry and Karen Rankin, 5864 Hunting Meadows

Silver Oaks Phase I Board of Director Meeting September 12, 2006 Summary

Location: Davidson Middle School, Crestview, Florida

Board Members In Attendance:

Adam Grabowski	423-0110
Barbara Cole	682-5283
Darren Etheridge	398-6375
Margo Vickery	423-0996
Bill Vickery	423-0996
Johnny Williams	689-4495

e-mail address

amgrabowski@cox.net
franzcole@cox.net
detheridge@clerkofcourts.cc
m Vickery1@cox.net
wwwjr@cox.net
johnny.williams@cox.net

Absent:

Kim Bowman	398-6287
Gerald Campbell	689-1249
Edwin Santos	259-2567

phil-dirt@cox.net
buffinvestr@aol.com
hmd5859@cox.net

Welcome. Bill V.

Treasurer's report.

- Income & expenses of July and August. Income: \$72.00 Expenses:

NOTE: Most August bills did not get to the accountant in August so they will be included in the September numbers.

- Annual Budget to date (October 2005-August 2006) and overall expenditures by percent (54%) with 1 month to go. Margo V.
- Money in bank. \$46,791.59

Treasurer tasked with:

- Creating 2007 Budget for review and approval by board at October 2006 meeting.
- Coming up with proposed 2007 owner's annual assessment for review and approval by board at October 2006 meeting.

Architectural Review Committee Report.

- Address(es) and Items approved since last meeting:
- Pending ARC packages:
 - Lot #39, Block A (5882 Saratoga) details on fence & fence/enclosure for swimming pool.
 - 2607 Palamino. Work in progress. No ARC package on hand. Check received. Pat Bacon working.
 - Concealment actions on three existing whole house generators are:
 - 5884 Saratoga Drive. Unknown.
 - 5862 Hunting Meadows. Unknown.
 - 5843 Hunting Meadows. Working. Actions appear satisfactory.

Old Business.

- Yard of The Month for September 2006 is located at 5840 Saratoga. Congratulations to the Miller family. See photo on back cover. Ryan's certificate for two buffets passed on.
- Amendment project for Covenants and Restrictions. Darren Etheridge asked that final package be sent for review by the board members via email prior to being sent to homeowners. Barbara Cole and her group will make it happen. Open.
- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School are pending. Ed Santos
- Status of erosion repair and runoff cleanout into retention ponds and thank you action is pending. Grounds Committee.
- Due to lack of progress or support for this project, the board voted to drop the proposed Playground/community social area on vacant lot within Phase I, Silver Oaks project from our list Closed.
- Adam Grabowski volunteered to solicit discount coupons/other items from local businesses other than Ryan's or Applebee's which have already been contacted by Gerald Campbell. Plan is to use items as Yard of the Month awards and if enough are received, include them in Welcome Baskets for newcomers. Adam Grabowski

- Remaining spring-cleaning work on front area has been deferred until cooler weather. Grounds committee
- Some progress has been made on high grass/weeds on vacant lots (front parts of the lots.) More work is needed. Grounds Committee
- Broken light fixture illuminating one side of Silver Oaks sign at front of area repair is pending. Grounds Committee
- Hunting Meadows Shed and Swale issue. Letter reminding them of swale issue will be sent. Bill V.
- Reference recommendation made by Tom Smith of 5862 Hunting Meadows. Discussion on creating written instructions implementing and clarifying of the By-laws and Covenants and Restrictions. Items that “could” be considered for inclusion: Local procedures for ARC requests, items considered “equipment” to be concealed from streets and neighbors, finished side out desired for fences, complaint procedures, Yard of The Month process, etc. Barbara Cole volunteered to take on this project. Pending.
- At least two estimates on digging water well, installing pump, creating a housing, and connecting to sprinkler system estimates at front area are pending. Grounds Committee
- Status on reported broken sprinkler in last zone on left exiting area is that Ed Santos has it and will replace it soon. Grounds Committee.

New Business.

- Discount coupons/other items from local businesses for our Yard of The Month winners sustainment program is pending. Gerald Campbell
- Bill Vickery discussed guidelines concerning a board member missing three consecutive meetings. Reference By-Laws, Article VII (d), which state: “POWERS AND DUTIES OF THE BOARD OF DIRECTORS. Section 1. Powers. The Board of Directors shall have power to: (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;” Bill Vickery made a motion that Johnny Williams’ board member position be declared vacant in that Johnny had missed the last three consecutive regular meetings. Johnny’s attendance rate has been 50% of all regular meetings since (and including) November 2005. Motion was seconded and voted on. Majority of the board present voted not to take this proposed action. Closed.
- Johnny Williams brought up the issue of our having a secretary and our not official board meeting minutes. After much discussion concerning no volunteers for the position, Bill Vickery pointed out that if we don’t have a secretary we don’t have someone to take meeting minutes. John Ensor, homeowner, pointed out that if the board members without other duties that preclude them from functioning as the secretary will not step forth to be secretary, they should resign to allow someone else to become a board member and do the duties. Bill Vickery referenced our February 2006 newsletter as our last public action in this matter, which says on page 2, “Barbara Cole has resigned from the Secretary position. The position will remain vacant until another board member volunteers to perform these duties. In addition, recording of the minutes have ceased until a new Secretary steps forth. The summaries in our newsletter will meet the record requirements of our Covenants and Restrictions, Article VII, Section 2(a). Closed.”
- Volunteer call for owner’s association secretary was made amongst board members and owners present. After much discussion, no one volunteered. We continue without a secretary. Closed. Bill V.

- Barbara Cole made a motion that the board meetings be video taped. No second. No vote. Closed.
- Margo V. reported that \$261.00 is remaining in 2006 Budget for Food & Drink.
- Darren Etheridge, Adam Grabowski, and Johnny Williams volunteered to get/bring food and drink to October General Membership Meeting. Closed.

THOUGHT FOR THE DAY: Be kind to unkind people, they need it the most.
(Sign in Bob Sikes Elementary School Cafeteria – Author unknown)

Notice to Voice Your Concerns
 By Bill Vickery

On 8 August 2006, Barbara Cole brought a petition to the Silver Oaks Phase I Board of Directors meeting. She made a motion which was not seconded or voted upon and is found on page 3, last item in Old Business of this newsletter.

On 17 August 2006, Barbara Cole sent an email to all board members discussing Florida Statute **720.303 para (2) BOARD MEETING - - (d)**, saying in part, "If 20 percent of the total voting interests petition the board to address an item of business, the board shall at its next regular board meeting or at a special meeting of the board, but not later than 60 days after the receipt of the petition, take the petitioned item up on an agenda. The board shall give all members notice of the meeting at which the petitioned item shall be addressed in accordance with the 14-day notice requirement." The 17 August 2006 email was apparently the first the board members knew of the state requirement to give all members 14 days notice before the meeting. Margo and I were in Scotland during the entire month of August. I did not have regular access to email there. I did see Barbara's email shortly after she sent it and responded with a note telling her I would look into her concerns when I returned to the states on or about 1 September as I didn't have access to the Florida Statutes and didn't know what all had transpired at the 8 August meeting. At home, on 1 September, I received a copy of the petition Barbara had presented, verified what the Florida Statute said, and responded to her saying I could add her concern to the 12 September board meeting agenda, but was unable to meet the 14 days notice to all members. I told her if she would rather wait until our October meeting for this matter, to please advise me and I could do the notification via the September newsletter. Her response was that she would rather wait until the October meeting.

Therefore, all members are invited to our 10 October 2006 board meeting. Each member shall have the right to speak for at least 3 minutes on issue placed on the agenda by the petition, provided that the member signs the sign-up sheet or submits a written request to speak prior to the meeting. Other than addressing the petitioned item at the meeting, the board is not obligated to take any other action requested by the petition.

Silver Oaks Swimming Pool
 By Bill Vickery

Our neighbors in Phase II recently had some vandalism at the swimming pool. They work hard on keeping the pool looking good and open to all who have paid their dues to use it. Please help them out by not allowing your family members to use the pool if you haven't paid dues to Phase II. As a reminder, dues for Phase I residents are: \$99.00 per family for 2006. You can sign up for this by sending your check to Silver Oaks Phase II, P.O. Box 2177, Crestview, FL 32536. After your check has been received, one of the Phase II board members will send you a pass and the combination to get into the pool. In addition, you will be notified if and when the combination changes through out the swim season. They ask that this be the **ONLY** manner of signing up for pool use. No walk-ins, please.

WELCOME TO:

Darren and Jeri Faircloth family of 5856 Calumet Ct,
Douglas and Deborah Kesler family of 2616 Sorrel Ridge Road
Damian D. Panajia of 5890 Saratoga Drive
Jeremy and Karen Michels of 5836 Hunting Meadows Drive. They moved here from Washington.
Occupant of 5851 Hunting Meadows Drive

NEW RESIDENTS: If you recently moved into our area and have not received a welcome basket, please let us know. Contact one of your Board Members listed on the cover of this newsletter.

IF YOU HAVE A NEW RESIDENT AS A NEIGHBOR: Please introduce yourself and welcome them to our neighborhood.

PHASE II SWIMMING POOL: We have enough light at the pool to open it at night. The pool will remain open until 10 PM nightly except on Friday and Saturday nights when it is open until midnight. Please, if you find folks that aren't authorized to be there, run them out or call the Sheriff's office. We have to police it ourselves. It is our pool, please keep the code to yourself and family members. Thanks, George Wallace, President, Phase II Silver Oaks

WANTED: Your Wants/Needs/FOR SALE items. If you are looking for something or a particular service, i.e., lawn cutting, car washing, pressure washing, etc., or, if you, as a private person (not in business), have something to sell, send your data for next newsletter. **Free.**

FOR SALE: Full size bed with white corner headboard. Has lots of storage. Bed only used for guests. \$125.00. Call Karen or Al at (850) 682-8182

BABY SITTING SERVICE OFFERED: Certified baby sitter. References available. Call Lalie Bowman, 398-6287, 398-6306, or 305-2659.

SERVICE OFFERED: Baby sitting in your home. Contact Amy Santos, 259-2567.

SERVICE OFFERED: Baby Sitting (Child Care) - Available anytime during the weekends and anytime after 5:45 (get off work) on weekdays! Is also available to baby sit for families outside Silver Oaks. Qualifications: Senior at the High School, 17 years old, oldest of 6 who interned at Antioch elementary school as a kindergarten aid also participating in her second year in the Early Childhood Education program at Crestview high and taught Preschool. Participating. Has taken CPR course and First Aid courses and passed the written exams and will be. NOW WORKS FOR A LOCAL DAYCARE! She has extended experience in ages 1 - 5 years. Is also available for pet sitting and dog walking! Call Cell anytime 850-398-3353 or home anytime between 8am and 10pm 850-398-4159. Please feel free to leave a message! Genevieve Wiedemann is the young lady. Check out her web site at: www.geocities.com/genschildcare You can sign up for sitting via web site.

SERVICE OFFERED: I will wash your car or truck in my or your driveway using my soap and accessories. Contact Edwin Santos, Jr., 259-2567.

E-MAIL ADDRESS LISTING: If you are not getting BCC: emails from us periodically on Homeowner Association related items, it is because we don't have your email address. If you want to be added to our distribution list, please let us know. By our using Blind Courtesy Copy (BCC), it deters SPAMMERS. Send your email address to wwvjr@cox.net



September 2006 Yard of The Month, The Miller's, 5840 Saratoga Drive



Silver Oaks Phase I Newsletter Editor
P.O. Box 1542

Crestview FL 32536

TO:

OUR SPONSORS

If you need monogramming, logos, or embroidery work done, we don't think you will find a more convenient place to have it done. The Calhoun's home is the last house on the right leaving the front of our area. Contact Lisa Calhoun and/or check out her web site.

MONOGRAMMING | LOGOS | EMBROIDERY

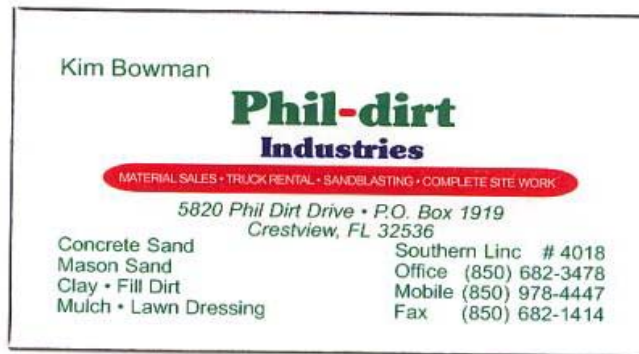
Classic Traditions and Designs

Lisa Calhoun

(850) 758-5242
www.classicforever.com

5832 Hunting Meadows Dr.
Crestview, FL 32536

Here's another sponsor that is one of us. Located very close and familiar with our area. Give Phil-dirt Industries a chance to earn your business.



We have a neighborhood electrician. Free estimates. Does all aspects of electrical installation, new construction, remodeling, repairs, & landscape lighting. Give Christian Widmaier a chance to earn your business.



Thanks again to Ryan's for their support concerning our Yard of The Month winners. Give them a chance to earn your business. You won't leave hungry.



Ryan's Mission Statement



Thought to Ponder

