



**Silver Oaks Subdivision, Phase I, Home Owner's Association Newsletter
June 2006**

Board of Directors/Special Appointments

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

Vice President – Edwin Santos, 682-2911,
hmd5859@cox.net

Treasurer - Margo Vickery, 423-0996,
mvickery1@cox.net

Secretary - Vacant

Architectural Committee

Pat Bacon, Chair, 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
682-2911, 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, 423-0830, aetheridge66@yahoo.com

Common Grounds Decoration Committee

Heather Coleman, 423-1185, hcoleman12@cox.net
Linda Zoltek, 689-8598, bindazoltek@yahoo.com

Welcome Wagon

Connie O'Neill, 682-4654, josephroneill@cox.net

Newsletter

We publish this newsletter monthly. It follows each Home 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 100 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 Home Owners
Association Meeting – July 11, 2006
6:30 pm, Davidson Middle School**

**You are invited and encouraged to attend.
Help us make sure we are meeting your needs.**

Web Site: <http://www.silveroaksfl.com>

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

From the President

Summer is upon us. School is out and children are out in the neighborhood. Please slow down and be on the look out for our little people.

Even with the lack of rain (higher water bill) and a few non-planned expenses, we are pleased that we are proceeding at only 45% of our budget expended after eight months of the year gone by. If that trend continues, we hope to reduce our annual homeowners association fees at the end of the fiscal year. Please note that we plan to host a pre-4 July 2006 picnic/event for our Phase I home/lot owners on 1 July 2006. More details on this are on page 4 of this newsletter. See you there!

While this newsletter is designed to help all know what is going on within the Board of Directors functions and our homeowners association, we continue to urge folks to attend our monthly meetings to help us know we are meeting your needs. Our next meeting will be 11 July 2006. We hope you can make it.

Bill V.

Silver Oaks Phase I Board of Director Meeting June 2006 Summary
Location: Davidson Middle School
Crestview, Florida

Board Members In Attendance:

Barbara Cole	682-5283	franzcole@cox.net
Darren Etheridge	398-6375	detheridge@clerkofcourts.cc
Adam Grabowski	423-0110	amgrabowski@cox.net
Edwin Santos	682-2911	hmd5859@cox.net
Margo Vickery	423-0996	m Vickery1@cox.net
Bill Vickery	423-0996	wwwjr@cox.net

Absent:

Gerald Campbell	689-1249	buffinvestr@aol.com
Kim Bowman	398-6287	phil-dirt@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net

Welcome. Bill Vickery opened the meeting.

Treasurer's report.

- Margo Vickery reported income for this period: \$0.00 and expenses: \$702.10.
- Annual Budget to date (October 2005-May 2006). Overall expenditures at 45% with 4 months to go.

Architectural Review Committee Report.

- Address and Items approved since last meeting:

-- 2609 Palamino; 16 x 20 composite deck (non-enclosed), 25KVA Generac Stand-By Generator (behind existing fence), Fresh Water Well (behind existing fence), and brick lattice fence for trash can.

- Pending:

-- Lot #39, Block A (5882 Saratoga) approved for new residence. Details on fence and fence/enclosure for swimming pool are pending.

-- Whole house generator fence (5833 Saratoga).

-- Complaint concerning house on Hunting Meadows Drive. Corrective actions disputed. Board affirmed previous direction. Another letter to be prepared by Bill V.

Old Business.

- Yard of The Month for June 2006 is located 5865 Hunting Meadows Drive. Congratulations to Franz and Barbara Cole. See photo on back cover of this newsletter.

- Edwin Santos briefed status of petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School. Pending.

- Reference change/amendment project for Covenants and Restrictions. Barbara Cole passed on that the committee is of the opinion that it would be better to wait until around September to send out the ballots to vote on amending the covenants. With most everyone going on vacation and school being out, it seems more practical to wait until closer to the annual meeting to avoid the ballots arriving pre-maturely to be set aside and forgotten. Pending.

- Edwin Santos reported that four-foot concrete bench has been placed at the retention pond on Hunting Meadows and Saratoga. We think it will be good for kids to use as a bus stop and for weary walkers to rest. Closed.

- Edwin Santos reported status of erosion repair and runoff cleanout into retention ponds as in process by the Okaloosa County. Motion made and approved to appropriately thank them when project is done. Pending.

- Adam Grabowski volunteered to take on project of getting discount coupons/other items from local businesses for our Yard of The Month winners. Pending.

- No report was made on status of playground/community social area on vacant lot within Phase I, Silver Oaks. One homeowner present did express strong opposition to having the homeowner association fund a playground due to liability issues. When and if an area is available for such a playground or community social area, the community will be asked to vote as to whether the project should be done. Majority vote will decide. Pending.

- Grounds committee reported remaining spring-cleaning work on front area as pending.

- We have three known whole house generators in Phase I that are viewable from the street and neighboring buildings. Owners have been sent letters asking them to conceal these generators. Pending.
- Storm Water Drainage problem affecting some homeowners on Hunting Meadows backing on Calumet Court discussed. Persons impacted were invited but did not attend May meeting except for two lot owners who attended for other reasons. Issue was deferred until June board meeting. Persons impacted did not attend this meeting or provide any input. The Board of Directors drops this matter as an item of concern. Closed.
- Pat Bacon and Kevin Miller, both residents of Phase I, volunteered to fill the two Architectural Review Committee (ARC) vacancies. After discussion and questioning, the Board of Directors approved both of these volunteers as Special Appointments under our By-Laws, Article VIII, Section 4. Both of these gentlemen bring excellent qualifications to the task at hand. Pat Bacon will assume the duties as ARC Chair. Closed.

New Business.

- Margo Vickery proposed that the Board of Directors sponsor and organize a pre-4 July picnic and social event at the Phase II Swimming pool for all residents/lot owners of Silver Oaks Phase I for 1 July (Saturday) from 4:00 PM to 6:00 PM. Board of Directors approved using a previously budgeted \$500.00 to fund this event. See article on page #4 of this newsletter for more information on this event.
- Edwin Santos reported that owners of vacant lots with high grass/weeds have been notified to trim the front parts of their lots. Edwin also reported that he had replaced five broken sprinklers at the front of our area at the cost of \$64.24 and that the sprinklers should not be watering the roadway now. Thanks to Ed on this. This self-help effort saves our home owner association lots of money.
- Edwin Santos reported that one of the large lights that light up the large Silver Oaks sign in the front of our area was either run over or somehow torn loose from it's mount and the housing is pretty well ruined. Replacement cost is estimated at \$250.00. Expense approved and Edwin is seeking a local source and perhaps a better price. Open.
- Bill Vickery reported that a random check during May 2006 revealed 12 trash/garbage cans improperly stored within Phase I. "Improperly stored," in this case, is defined as sitting in driveway next to or near the garage clearly observable from neighboring buildings, common area and streets except on collection days. Letters were sent to residents of those homes asking them to correct this problem. On 12 June 2006, a random check revealed only 10 trash/garbage cans improperly stored within Phase I. Five of those observed on 12 June were the same ones observed and cited during May 2006. Random checks will continue and offenders will be sent letters asking for their support in complying with our covenants and restrictions. Other corrective action remedies were suggested, but not adopted at this point. Open.
- Darren Etheridge, our web master, reported that he was approached by Silver Phase II HOA members to see if we will allow them to have a separate page on our web site. For those that don't know, Darren has been posting their items to our web site at no charge. Darren says he can create another page for them. It was recommended and approved by the board of directors that

we ask Phase II to share the annual cost of our web site with us before we create a separate page for them. Annual cost is \$200.00. Action: Darren Etheridge

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.**

OUR SPONSOR. If you need monogramming, logos, or embroidery work done, we don't think you will find a more convenient place to have it done other than your own house. The Calhoun's home is the first house on the left entering the front of our area. Contact Lisa Calhoun and/or check out her web site.

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5832 Hunting Meadows Dr.
Crestview, FL 32536

SERVICE OFFERED: Baby and pet sitting, pet washing, and pet walking service available. Qualifications: 17 years old, oldest of 6 who interned at Antioch elementary school as a kindergarten aid also in the Early Childhood Education program at Crestview high and taught Preschool for three of those periods a day. Took CPR course and First Aid courses and passed the written exam. Home phone is 398-4159 and Cell is 305-8435. Ask for Genevieve Wiedemann. EDITORS NOTE: Genevieve has created a web site for her service and included one of her sisters in the business. 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., 682- 2911

SERVICE OFFERED: Baby sitting in your home. Contact Amy Santos, 682-2911

WELCOME TO: Lynn Kraum, 5836 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 the new folks to our neighborhood.

Choosing a Generator: Which Size Is Right?

Author Unknown (from Internet)

Portable gas or diesel generators are available for power outages as are propane whole house ones. Depending on their wattage output, generators will run anything from a small lamp to a number of large appliances. To determine the size generator you will need, total the wattage of the maximum number of items you will be running simultaneously. For items with start up ratings higher than their run ratings, use the higher rating to determine your power requirements.

Inductive load appliances and tools such as refrigerators, washers, and power tools require additional wattage for starting the equipment. The initial load only lasts for a few seconds on startup but is very important when calculating your total wattage.

For example: running a 100 watt light bulb, a 200 watt slow cooker, a 1,200 watt refrigerator with a start up wattage of 2,900 watts and a 750 watt TV would require 3,950 watts.

If you want one, use the information below to find right generator for you. The text describes the appliance or tool, the first number describes the running wattage, and last number describes the startup wattage. A zero in the start up wattage column denotes that no additional wattage is required for start-up.

3/8" hand drill	500	750	Jigsaw	600	900
Airless sprayer	700	1800	6" bench grinder	700	1800
Belt sander	1200	1700	Demolition hammer	1200	1800
7 1/4" circular saw	1500	1900	Portable heater	1500	1800
Furnace fan	1100	2000	Refrigerator/freezer	1200	3000
Sump pump	1700	3200	Clothes washer	1000	7500
Small refrigerator	500	2000	Light bulb	50	0
Home security	100	0	Television	400	0
Microwave	750	0	Toaster oven	1500	0
Air conditioner (20,000 BTU)	3300	0	Water heater	4000	0
12v DC battery charger	200	0	Radio	225	0
Slow cooker	250	0	Electric blanket	1000	0
Electric skillet	1200	0	Coffeemaker	1200	0

PRE 4 JULY 2006 PICNIC/SOCIAL EVENT: Please join us Saturday, July 1, 4 PM to 6 PM, for a neighborhood picnic at the Phase II swimming pool located on Saratoga Drive. Silver Oaks Phase I Home Owners Association Board of Directors are hosting this pre-4 July event for the residents/lot owners of Silver Oaks Phase I. What is planned? Swimming, picnicking, i.e., eating of hamburgers, hot dogs, sausages, and associated food stuffs. Food and drinks will be provided at no cost. There will be games for the kids and just a fun-filled time for all. Swimming pool will be closed to others at that time. Alcohol won't be served and is discouraged. What should you bring? Yourself, lawn or other chairs, and a willingness to partake in community cheer. You might even get to know a neighbor or two that you don't know. We'll need a head count so we can make sure we have enough food and drinks. **Please contact Margo Vickery, 423-0996 or mvickery1@cox.net as soon as possible, but not later than 28 June 2006 with the number of people coming from each residence/lot attending.**

EMAIL 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 note to wwwjr@cox.net



June 2006 Yard Of The Month (The Cole home, 5865 Hunting Meadows Drive)



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

Crestview FL 32536

TO: