



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

**Board of Directors**

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**Vice President** – Edwin Santos, 682-2911, [hmd5859@cox.net](mailto:hmd5859@cox.net)

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**Secretary** - Vacant

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Vacant, Chair

Vacant, Member

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**Grounds Committee**

Edwin Santos, Chair

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Gerald Campbell, 689-1249, [buffinvestr@aol.com](mailto:buffinvestr@aol.com)

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Angela Etheridge, 423-0830, [aetheridge66@yahoo.com](mailto:aetheridge66@yahoo.com)

**Common Grounds Decoration Committee**

Heather Coleman, 423-1185, [hcoleman12@cox.net](mailto:hcoleman12@cox.net)

Erin Lamkin, 683-4581, [elamkin@cox.net](mailto:elamkin@cox.net)

Linda Zoltek, 689-8598, [lindazoltek@yahoo.com](mailto:lindazoltek@yahoo.com)

**Welcome Wagon**

Connie O'Neill, 682-4654, [josephroneill@cox.net](mailto:josephroneill@cox.net)

**Newsletter**

We publish this newsletter monthly. It follows each Home Owner's Association 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 – June 13, 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 32539**

## Silver Oaks Phase I Board of Director Meeting May 2006 Summary

**Location:** Davidson Middle School, Library  
Crestview, Florida

### Board Members In Attendance:

Gerald Campbell	689-1249	<a href="mailto:buffinvestr@aol.com">buffinvestr@aol.com</a>
Barbara Cole	682-5283	<a href="mailto:franzcole@cox.net">franzcole@cox.net</a>
Darren Etheridge	398-6375	<a href="mailto:detheridge@clerkofcourts.cc">detheridge@clerkofcourts.cc</a>
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Margo Vickery	423-0996	<a href="mailto:mwickery1@cox.net">mwickery1@cox.net</a>
Bill Vickery	423-0996	<a href="mailto:wwvjr@cox.net">wwvjr@cox.net</a>
Johnny Williams	689-4495	<a href="mailto:johnny.williams@cox.net">johnny.williams@cox.net</a>

### Absent:

Kim Bowman	398-6287 (Change)	<a href="mailto:phil-dirt@cox.net">phil-dirt@cox.net</a>
Adam Grabowski	423-0110	<a href="mailto:amgrabowski@cox.net">amgrabowski@cox.net</a>

**Welcome.** Bill Vickery opened the meeting with introductions of board members and mention of agenda copy for all. Special guest, George Wallace Silver Oaks Phase II President.

### Treasurer's report.

- Margo Vickery reported income for this period: \$925.00 and expenses: \$862.52
- 130 out of 130 lot owners have paid their 2006 Homeowner assessment dues. Thanks much.
- Annual Budget to date (October 2005-April 2006). Overall expenditures at 42% with 5 months to go.

### Architectural Review Committee Report.

- Address(es) and Items approved since last meeting. Lot #39, Block A (5882 Saratoga) approved for new residence. Details on fence and fence/enclosure for swimming pool are pending.
- The 2 pool back fences on Saratoga Drive matter is closed. No changes to be made.
- No improperly stored trailers or RVs exist as of meeting date. Thanks much.
- Complaint concerning lot on Huntington Meadows Drive, respondent correction actions, and further corrective actions needed were discussed and decisions made. Letters to be prepared by Bill V., to complaint and other party. Pending.

### Old Business.

- Yard of The Month for May 2006 is located 5848 Saratoga Drive. Congratulations to William and Diane Hodges. 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.
  - Change/amendment project for Covenants and Restrictions Review Results was discussed. All board members have reviewed the proposed amendments. Applicable comments were provided to Barbara Cole, project team leader. Board of Directors believes the amendments are ready for final printing, with minor editing, and vote by lot owners. Barbara Cole asked permission to have a legal review (by our association attorney) conducted of the proposed amendments. Board voted against a legal review primarily for cost reasons. Finalization and vote are pending.
- Edwin Santos reported that four-foot concrete bench has been ordered at the price of \$94.34, with tax, to be placed at the retention pond on Huntington Meadows and Saratoga. It should be in place within a week. We think it would be good for kids to use as a bus stop and for weary walkers to rest. If it works out well, we plan to get one each for the other retention ponds.
- Edwin Santos reported status of erosion repair and runoff cleanout into retention ponds as pending.
- Gerald Campbell reported status of discount coupons/other items from local businesses for our Yard of The Month winners as pending.
- Gerald Campbell reported status of playground/community social area on vacant lot within Phase I, Silver Oaks as pending.
- Grounds committee reported remaining work on front area as pending.
- Grounds Committee reported that our two stained bridges don't need re-staining or touchup.
- Margo Vickery reported we had three bids for our Lawn maintenance contract. Board agreed to stay with existing contractor, K and R Cuts.

### **New Business.**

- Mike Ply of 5838 Hunting Meadows met with Board of Directors and explained why his back yard fence could not be completed on one side as it had been approved. Board of Directors agreed with his rationale and no change is needed. Closed.
- Board of Directors determined that whole House generators are "equipment" and fall under the provisions of our Declaration of Covenants, Conditions and Restrictions of Silver Oaks subdivision, Phase I, Article VIII, Section 2, which requires equipment to be concealed from view of neighboring buildings, common areas, and streets. The board also believes such concealment will help muffle the sound when they are operational. While the board prefers these generators be concealed behind a properly built fence, it is possible to conceal them with substantial evergreen vegetation. Existing unconcealed whole house generator owners will be notified of this determination. Pending.

- Storm Water Drainage problem affecting some homeowners on Hunting Meadows backing on Calumet Court was discussed. Persons impacted were invited but did not attend meeting except for two lot owners who attended for other reasons. Issue deferred until next board meeting. Pending.

- We discussed the results of a recent Board of Director's Survey Summary on Covenants and Restrictions enforcement. The board not only has the authority to enforce our covenants and restrictions, we believe we are expected by most lot owners to do it. Our approach to enforcement will be fair and as needed. See related article on Community Standards on page #4 of this newsletter. Closed.

- Darren Etheridge and Johnny Williams have resigned from the Architectural Review Committee and we have two vacancies on that committee. No volunteers have stepped up. Open.

- A lot owner mentioned an unsupervised aggressive dog on Saratoga Drive. See related article below in this newsletter. Closed.

### **Unsupervised Aggressive Dogs**

By Margo Vickery

If you observe an unsupervised dog in our area that appears to be aggressive, please take action to report the animal before it endangers the health and safety of others. Call PAWS at (850) 243-1525. They will respond to our area.

### **WHEN DOODY CALLS**

By John Ensor

5848 Hunting Meadows Drive

A hearty thanks goes out to those who pick up after their dog(s) while on a stroll through our beautiful Silver Oaks neighborhood. Being a responsible animal lover, I would never knowingly put another dog or person in harms way. For the few people who allow their dogs to "foul on our property" and don't properly address it, they could be placing some of our animals and neighbors at risk.

I used to think dog feces "breaks down quickly." It takes over a year to fully decompose and yet, can harm the environment. Some droppings contain harmful bacteria that can be washed through the storm water system into natural waterways. Also, this waste is protein based and poisonous to our lawns. Dr. Allan Paul, Veterinary Parasitologist at Illinois University, describes two parasites found in pet poop, roundworms and hookworms; both can infect dogs and people. Children and people with compromised immune systems are most at risk. Of course dogs can't clean up after themselves, so this becomes a people problem.

Okaloosa County recognized this issue and passed an ordinance, 92.25 section 5-2 and 5-25. Besides being hygienic and lawful, when "doody calls" and you properly address the issue, the whole community wins. Be proud to be seen picking up dog poop. It may seem silly at first, but people who see you will know the mess was NOT left from your dog. It shows you have pride where you live and sets a great example for others. One of the easiest ways to deal with the mess

is to use a plastic bag. Simply pick up the waste, turn the bag inside out to enclose it, tie the top, and deposit it in your trash bin.

I know. I know. I'll probably be labeled the "pooper police." That is not my intent. I do believe most of you share my sentiments. Let's pitch in together and continue to make our wonderful community even better.

**Editor's Note:** Thanks much to John for sharing his thoughts on this important topic. We continue to seek constructive topics to share with our readers.

## **Silver Oaks Community Standards**

By Bill Vickery

We are not living in a military housing area. But, now that spring has sprung, we need to revisit that we have Covenants and Restrictions addressing basic requirements on owner's responsibility and attractiveness of lots. Our requirements don't say your grass will be cut at the 3-inch height and is not allowed to exceed 5 inches in height. Yet, we have guidelines.

Article VIII, Section 2., begins with, "Each owner shall be responsible for the maintenance of his Lot, including all structures, parking areas, and other improvements located thereon in a manner consistent with community wide standards and applicable covenants. Garbage cans, equipment, woodpiles, storage areas or septic tanks shall be concealed from view of neighboring buildings, common area and streets." NOTE: Utility sheds are considered storage areas and we have clarification from the legal counsel to the developer concerning our Covenants and Restrictions. That letter, dated October 7, 2003, signed by Jill Graham of Bonezzi Development Company, said, in part, "Storage areas for all intents and purposes is any area that is used on a homeowner's private lot to stack, hold or storage any of a variety of household items i.e., old bricks, bikes, yard tools, etc. These are general messy and unsightly and should be concealed from view. These by their very nature may be taller than the commonly used six-foot privacy fence. In order to create neighborly harmony and not give the subdivision the look of a prison yard (by requiring an eight or even ten foot wall) we allow the top areas of these buildings to show over the fence line. The storage sheds have existed in this manner since the inception of Silver Oaks; thereby they are consistent with the generally accepted "Community Wide Standards" of the subdivision."

Subsequent Silver Oaks Phase I Home Owner Association Boards of Directors have allowed storage sheds to be reasonably concealed by vegetation so that is also a generally accepted community wide standard.

Article VIII, Section 10, talks about attractiveness of lots and begins with, "It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly or unkept condition of the building or grounds on such Lot which shall substantially decrease the beauty of the neighborhood as a whole or a specific area. All Lots and buildings shall be maintained in a

neat, clean and well kept condition.” It further states, “All garbage shall be kept in sanitary containers which are hidden from view except on collection days.”

Where are we going with this? Some of our residents keep their lots in great repair and selecting a Yard of The Month based on curb appeal is more difficult each month. Yet, some residents are clearly not interested in being selected for Yard of The Month and while we accept that, we still need the basics taken care of. We’re asking those folks that might not be aware of the community standards, to pay more attention to how their property is maintained. If someone is unable to maintain their yard and doesn’t have a point of contact to help them out, they should contact one of our Board of Directors know. We’ll do our best to help them get the help.

Why? We want to do things for our residents rather than to them and we want our subdivision to continue looking great. Nice looking properties help drive up resale values and attract community minded people. And, people that can follow basic rules generally tend to be good neighbors.

We want to be fair, consistent, and above board with enforcement actions. We hope this article or a friendly reminder will be all that is needed to correct problems. But, if that doesn’t work, folks need to know the Home Owners Association has the authority to accomplish such maintenance or repair, if necessary, subject to prior written notice. The lot owner will then be billed for the costs incurred and if the bill isn’t paid, further collection action is authorized.

If you no longer have a copy of the Covenants and Restrictions, you can download a copy from our web site. It’s at: [www.silveroaksfl.com](http://www.silveroaksfl.com) If you don’t have access to a computer, we can get you another copy of the Covenants and Restrictions. Feel free to ask any Board member.

### **Storm Water Drainage**

By Bill Vickery

We had an article on drainage in our last newsletter. Judging by the under whelming response, we suspect folks may not realize what the thrust of that article was about. We’ll try again with clarification and including a place to call for possible free help.

The majority of all homes in Silver Oaks Phase I have (or did have) a builder installed drain swale between the sidewalk and the street. When these swales are allowed to flow unhindered by blockage, they seem to do a good job absorbing and draining runoff from our lots. The water continues on to the storm drainage system and does not stand in yards, in the street, or on sidewalks. We believe a properly done swale serves two basic purposes: It provides an area for the water to drain off the streets and off your property and the water can then be absorbed into the ground. On most lots, excess water drains off towards the installed storm drainage systems.

Some of our sidewalks and driveways could be better formed to work with the installed swales. In some cases, more storm water drains down sidewalks than it does in the swale. And, in other cases the water runs into the streets and that can be a safety hazard.

To make sure folks know what the requirement says in our Covenants and Restrictions, here are the actual words:

“ARTICLE IX, Section 13. Drainage. Obstruction or re-channeling of drainage flows after location and installation of drainage swales or storm drains is prohibited, except the Declarant and the Association shall have such right; provided, the exercise of such right shall not materially diminish the value or unreasonably interfere with the use of any Lot without the Owner’s consent.”

We’ve had some instances of people changing or blocking the flow of drainage. You should not take action that diverts storm water runoff into or from your swale into the street or onto a sidewalk and you should not fill in swales to the point they no longer function as a swale. As should be obvious, if changing drainage affects your neighbor, you are opening yourself up for legal action or at the very least, hard feelings from your neighbor. In some cases, changing drainage may have a chain reaction and affect several neighbors.

Please do not change drainage on your property in the area between the sidewalk and street. And if you (or someone else) have already, you may need to get competent advice and/or help to correct what has been done.

Several homeowners have received no cost help in correcting the swales in front of their homes in our area from Okaloosa County. The number to call for assistance is: (850) 689-5030. We’re told by one of our homeowners that the person to ask for is Jane Badger.

**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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**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 (after school hours) in your home. Contact Amy Santos, 682-2911

**SERVICE OFFERED:** Baby and pet sitting, pet washing, and pet walking service available. Qualifications: 17 years old, oldest of 6 who interns at Antioch elementary school as a kindergarten aid also in the Early Childhood Education program at Crestview high and teaches

Preschool for 3 of those periods a day. Has taken CPR course and First Aid courses and passed the written exam. Available any time on Saturday and Sunday, on Friday from 2 pm, and any Monday through Thursday, from 2 pm to 11 pm. Home phone is 398-4159. Call from 2 pm to 9:30 pm or cell is 305-8435, call anytime. Genevieve Wiedemann

**WELCOME TO:** Pat and Lisa Bacon and their son, Hunter who have moved into their new residence at 5833 Buckskin Court. They moved from another location here in Crestview. Pat works for Crestview Aerospace.

**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.

**SWIMMERS:** The Phase II Home Owners Association Board of Directors recently decided they would offer their pool up for private parties for up to 2 hours. They are charging a \$50.00 fee for it and the fee is returned if the pool and surrounding area is clean, etc., after the party.

If you are a paid up pool patron send an email to George Wallace and he will put you on a list to be notified when and if the swimming pool is closed for a private function. George is the President of Phase II Home Owners Association and his email address is: [HOAll@cox.net](mailto:HOAll@cox.net)

If you want to reserve the pool for a private function (no more than 2 hours), contact George Wallace and he will put you in touch with the Phase II pool coordinator.





**May 2006 Yard Of The Month (The Hodges home, 5848 Saratoga Drive)**



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

**Crestview FL 32536**

**TO:**