



Silver Oaks Subdivision, Phase I, Home Owner's Association Newsletter May 2008

Board of Directors/Special Appointments/Volunteers

President - Edwin Santos, 398-5682
hmd5859@cox.net

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franzcole@cox.net

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mrvickery1@cox.net

Secretary - Susan Cooper, 423-5699 dlcammo@cox.net

Architectural Committee

Chair - Kevin Miller, 689-4524 kmiller60@hotmail.com
Lee Sterman, 826-0262
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Jim Vance, 398-8268 jimandlesleyvance@cox.net

Grounds Committee

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Common Grounds Decoration Committee

Chair - Barbara Cole, 682-5283 franzcole@cox.net
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Neighborhood Watch Committee

Chair- Al Hansen, 682-8182 karanal@cox.net

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jimandlesleyvance@cox.net
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Welcome Wagon

Chair - Connie O'Neill, 682-4654, josephroneill@cox.net
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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 will announce 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 115 families. \$35.00 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 Board of Director's Meeting
June 10, 2008, 6:30 pm
At Davidson Middle School
You are invited and encouraged to attend.**

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

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

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.

From the President

Happy summer to all!!! That time of the month again, and once again I am pleased to have just a few words with you all. Our community is doing well, and your association is working through issues little by little. Lets start with open items. The board is currently working towards "refurbishing" the street signs. The holdup is that we want to get enough quotes for the project to ensure we are getting our monies worth. Our goal once again is to replace the fading lettering with reflective materials to improve nighttime visibility of the streets. The overall condition of the signs themselves is also an issue. There will be more to come on this. I promise. In the past you may have noticed a neighbor come to your door and ask if you would like to have your name printed in a directory for the community. Well, I am happy to say that thru Gingers hard work (Thank you Ginger!) it is complete. Rest assured that information is very safe. We would like to compose a community directory to give to each of you so that you know your neighbors name, kids name, and contact info so everyone has the ability to talk to one another. Such things like baby-sitting services, business directory for the community etc. It is an effort to bring us all a bit closer, and allows us to look out for one another. (This is an open issue and still has to be voted on.) For those of us that have kids that ride dirt bikes, a neighbor has expressed their "concern" about them riding on the lots on Saratoga, and I wanted to ask those parents to try and limit the kids use of the property. Pro-built has put up signs not necessarily in frustration over the kids, but more towards concerns for them as erosion was becoming a big issue on the property and they did not want to see a kid hurt. Others complained about noise.

I want to also convey to all a request that someone in our community has made. As you all may very well have noticed, it is getting warm, and with gas prices on the steady rise, a lot of our neighbors have taken to exercise and just family walks at night. I love it, that is the way it should be! Our community is very active at night with family walks and runs. I do it myself as time permits, and it is great. (Lets be for real, I have a PT test coming up. ☺) (I digress.) The person asked me to ask all homeowners to please cut any growth that may be over hanging and impeding the use of the sidewalks. And, as you may know we continue to try and do something about speeders, but some listen to our calls to slow down, and others don't. That is the nature of the beast. While I mention speeders, I would like to again ask EVERYONE TO PLEASE SLOW DOWN! Especially folks that use Saratoga to go to and from Phase II. Forgive me for calling Phase II out, but 90 percent of the traffic on that road are folks heading

to and from Phase II. There are times where I myself am walking the dog and have to take a quick dive to move out of harm's way from cars coming up or down that road. Again Phase II please do not take it wrong, we are one community, and we are a whole. However, let's be for real on the traffic flow down Saratoga. Please slow down! Another point on the nighttime walks, is that it is extremely dark. I understand wanting to save a few bucks on electricity by cutting off your light, but it truly is needed to aid in visibility. It is a safety issue for our walkers/runners at night. We have ladies, and kids exercising at night and that light from our outside lights means a lot. Let's make an effort to at least leave them on during peak hours for safety. Well, that's it. I have had my minute of fame for this month. Please look out for each other. Take care and see you around. As always any issues/concerns please just pick up the phone or write me. Oh, before I forget Mr. Jimmy Mynard (a neighbor and former Phase I Board of Director member) about a month ago took a nasty fall and injured himself in front of his home. To him if he gets to read this, I would like to say we all are praying for your recovery, and want to see you back home with us soon. NEVER EVER GIVE UP! You can recover! - Santos out-

2008 Homeowner's Assessment

By: Margo Vickery, Treasurer

We are making progress with homeowner's assessment dues. We are down to four overdue ones and are working those. Actions may have to include: suspension of voting rights, adding 6% per annum interest to the overdue amount plus reasonable attorney fees, if applicable, and establishment of a lien on the property. Our By-Laws address these matters and you can review Article VII, Section I, paragraph (b) and Article XI if you need the details on this. We may also consider making a bad debt report to the credit bureau.

Architectural Review Committee (ARC) Recent Activity

By: Kevin Miller, ARC Chair

APPROVED PROJECTS:

2618 Sorrel Ridge, 6ft shadowbox fence and 10x20 shed

2640 Sorrel Ridge, Pergola, 6ft privacy fence, pavers, and 4ft retaining wall

DISAPPROVED PROJECTS: None

PENDING:

5862 Hunting Meadows, 6ft privacy fence and 10x20 shed

5832 Hunting Meadows 10x12 Pergola

Silver Oaks Phase I Yard of The Month

By Karen Figueroa

The yard of the month committee has selected the Ensor home located at 5845 Saratoga as the yard of the month, for April. Congratulations, John, Sherry, and Joe.

Thanks to all the donors for their generosity. Gifts were donated by:



**2509 S. Ferdon Blvd., Crestview, FL
(A \$25.00 gift certificate)**



**Fantastic Sams, 1310 N. Ferdon Blvd., Crestview, FL
(\$18.00 worth of free hair Products)**



**2250 S. Ferdon Blvd., Crestview, FL
(A \$25.00 gift certificate)**

New Folks

WELCOME TO:

John and Yong Standridge at 2607 Pinto Lane

Thomas and Terry Frame at 5848 Saratoga Drive

Martelle Byrd at 2632 Sorrel Ridge Road

NEW RESIDENTS: If you recently moved into our area and have not received a welcome basket, please let us know. Contact Al Hansen or Connie O'Neill 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.

Silver Oaks Subdivision Phase I Neighborhood Watch Program

The following neighbors have offered to provide an extra eye for the neighborhood in an effort to keep it more safe and friendly.

Thomas Calhoun
5832 Hunting Meadows Dr
423-9711

Robert Davenport
5850 Saratoga Dr
423-1058

John Ensor
5848 Hunting Meadows Dr
689-3816

Mike Zoltek
2605 Palamino
689-8598

Susan Nagy
5877 Saratoga Dr
682-0037

John Widmaier
2622 Sorrel Ridge
683-1939

Please report any suspicious activity to any of the above so a record may be filed with the Sheriff's department.

Thanks for your support.

Al Hansen, Neighborhood Watch Chair, 682-8182

2008 Silver Oaks Community Swimming Pool Information

By: Bill Vickery

The annual fee for each residence in Phase I is \$130.00 payable in advance. The Phase II folks will issue a laminated pass that must be taken to the pool each time your family uses it. Pool is open. The application form is on our web site. If you don't have access to the Internet, contact Karen Figueroa for an application for a pool pass.



Dog Owners and Their Neighbors

By: Karen Figueroa

I am your neighbor, and I live next door, beside you, behind you or maybe across the street from you. I love to work in my yard, weed my flowers and sometimes just spend some quiet time on my patio, or sit and talk with family and friends. I also love to hear the birds singing and children's laughter in our neighborhood, and smell the beautiful flowers that are in bloom. I want to be a considerate neighbor by lending a helping hand when needed and doing little things like putting your garbage can away, or picking up your news paper if I know you are gone. I will watch out for your house while you are out of town or just away for the day. And, I will even take care of your pet in case of an emergency. I will always try never to play my music to loud to disturb you and will always try to be considerate and respectful of your feelings. All I ask of you is to PLEASE do the same for your neighbors.

I am a pet lover also, and I feel everyone has a right to own any pet of his or her choice. And at the present time I am even thinking of getting a dog of my own. But I also feel as pet owners we, should be considerate of our neighbors. We should never let our pets use neighbors flowerbeds or yards as their potty area. I use my hands to pull weeds and to plant new flowers, as many other do. Also pet urine can kill flowers. And many neighbors work hard in their flowerbeds. I thank all the pet owners that carry their plastic bags to pick up after they pets. It's very much appreciated by all. And please listen to your pets; if they are barking nonstop from morning till night, then they are bothering your neighbors. And the hotter our summer gets the more the sun will bake our yards, and if a neighbor smells the odor coming from your yard, surely you can smell it also. I wonder sometimes, as I am working in my yard and a dog is barking without even taking a breath," do the owners not hear the dog barking? Does it not bother them?" Sometimes I have go into the house just to take a break from the noise and can even hear the barking inside. No one wants to have to tell their neighbor, "Your barking dog is driving me crazy!" nor do they want to have to call the police, or cause you any problems at all. All they want is for you to be considerate of their feelings. I know speaking for myself I want to keep you as my neighbor and my friend. So please, listen to your dogs, and if they are barking too much, take them inside. I am writing this not just on my behalf, but on the behalf of many neighbors throughout Phase I, that feel the same way I do. Many have said they just don't know what to do, they don't want to make you mad at them, and they don't want to take action to get help. They hate being put into this position, but would love some relief. This is not written about or at any one pet owner, but to all. Not all dogs bark all day long, does yours? I am sorry if I have offended anyone by this article. But I hope it will stop any problems before they go too far. Please be Considerate.



Ten Commandments for a Responsible Pet Owner as dictated by pet. (Author Unknown)

1. My life is likely to last 10-15 years. Any separation from you is likely to be painful.
2. Give me time to understand what you want of me.
3. Place your trust in me. It is crucial for my well-being.
4. Don't be angry with me for long and don't lock me up as punishment. You have your work, your friends, your entertainments but I have only you.
5. Talk to me. Even if I don't always understand your words I do understand your voice when speaking to me.
6. Be aware that however you treat me I will never forget it.
7. Before you hit or strike me, remember that I have teeth that could easily crush the bones in your hand and yet I choose not to bite you.
8. Before you scold me for being lazy or uncooperative ask yourself if something might be bothering me. Perhaps I'm not getting the right food, I have been in the sun too long or my heart might be getting old or weak.
9. Please take care of me when I grow old. You too will grow old.
10. On the difficult journey, go with me please. Never say you can't bear to watch. Don't make me face this alone. Everything is easier for me if you are there because I love you so.

EDITOR'S NOTE: We do not have to wait for heaven to be surrounded by hope, love and joyfulness. It is here on earth and has four feet. (Author unknown)

Okaloosa County Growth Management

By Bill Vickery

The Okaloosa On Line Web Site contains much information that residents should be familiar with. This particular article talks about some of the more common things that folks should know about before beginning/requesting permission to do a project on their property. More information by contacting their office or at:

http://www.co.okaloosa.fl.us/Plan_Forms.html

Okaloosa County Growth Management – Crestview Office contact information:

812 E JAMES LEE BLVD, CRESTVIEW, FL 32536
PHONE (850) 689-5080 FAX (850) 689-5512

The Crestview Office Sections, key persons, telephone, and email addresses are:

BUILDING OFFICIAL, Purl Adams, 689-7984, Deputy Building Official, padams@co.okaloosa.fl.us
Bureau of Fire Prevention, Bob Sutura, 689-5511, Chief Fire Inspector, bsutura@co.okaloosa.fl.us
CODE ENFORCEMENT, Doug Howard, 689-5080, Code Enforcement Officer, dhoward@co.okaloosa.fl.us
INSPECTIONS, Chuck Bonta, 689-5080, Construction Inspector II, cbonta@co.okaloosa.fl.us
PERMITS, Sheila Roberts, 689-7108, Lead Planning & Permitting Tech, sroberts@co.okaloosa.fl.us
PLANNING, Terry Jernigan, 689-7347, Planning Manager, tjernigan@co.okaloosa.fl.us

Permits: Some projects may not require a permit, but guidelines may contain requirements not commonly known. Getting a permit from the county is a separate issue from getting permission from Silver Oaks Phase I Architectural Review Committee (ARC) to do your project. Please don't assume that the Silver Oaks Phase I ARC members know all of the county requirements. ARC personnel do not enforce Okaloosa County or other requirements other than those in our Covenants and Restrictions. Make sure you check the county requirements. Don't wait until you are trying to sell your property to find out something is wrong. NOTE: Keep in mind that Silver Oaks Covenants and Restrictions may contain requirements more stringent than the County requirements.

Here are some common projects within Silver Oaks Phase I and useful guidelines from the county web site:

Decks

1. Decks below 30 inches will not need a building permit.
2. Decks 30 to 60 inches will need a building permit, but engineered plans will not be required.
3. Decks will need handrails, guardrails, and steps. A site inspection will determine compliance

Residential/Commercial/Industrial Fences and Walls

A building permit is required if the building material consists of anything other than wood, chain link, vinyl, or rod iron. All fences shall be constructed in compliance with the Okaloosa County Land Development Code, Ordinance 91-1, as amended by Ordinance 02-13, Section 7.01.01 - Fences, and Section 6.03.14 - Clear Visibility Triangle.

Fencing Requirements:

1. Any fence located adjacent to a public right-of-way, private road, or public access shall be placed with the finished side facing that right-of-way, road, or public access.
2. Fences may be built to a maximum height of eight (8) feet.
Note: Exception for Okaloosa Island. On Okaloosa Island, fences erected or constructed within the street front setback line shall not be over 42 inches. Where other fences are erected or constructed on the property lines inside the setbacks, they may be any reasonable height consistent with construction on the property. No fence shall be maintained more than 25 feet of any street intersection so as not to interfere with traffic visibility around the corner.
3. Fences may be erected along the property lines, except parallel to waterfront property lines. On waterfront properties, fences shall meet jurisdictional setbacks unless authorizing local, state, and/or federal agencies have approved.
4. If the proposed fence is located within a Special Flood Hazard Area (flood zone) additional requirements shall be met. Please contact the Department of Growth Management at 850-651-8180 or 850-689-5080.
5. A triangular area of clear visibility must be present at two intersecting streets or the intersection of a driveway and street. Therefore, the following standards must be met:
 - a. Nothing shall be erected, placed, parked, planted, or allowed to grow in such a manner as to materially impede vision between a height of (two 2) feet and ten (10) feet above the grade, measured at

the centerline of the intersection. Existing protected trees and plants shall remain if trimmed and maintained to comply with the visibility standards stated above.

b. The clear visibility triangle shall be formed by connection on a point on each center line, to be located at the distance from the intersection of the street center line indicated below, and a third line connecting the two points.

c. The distance from the intersection of the street center lines for the various road classifications shall be as follows:

Parking lot driveway or Residential street - 100 feet

Collector - 160 feet

Arterial - 200 feet

6. If the property has any easements and the easement will be built upon, the Public Works Department must determine whether the easement is for a public or private utility.

a. If the easement is for a public utility, the Public Works Department must approve the project prior to a building permit being issued. An Application for Easement Encroachment, signed by the property owner, must be submitted with an extra survey or site plan to the Public Works Department.

b. If the easement is for a private utility, a Hold Harmless Agreement, signed by the property owner, must be submitted waiving any claims against Okaloosa County for damage incurred in the removal of the fence for utility company access to the easement.

Commercial storage shed *

Residential storage shed under 200 square feet. A building permit is not required regardless of the cost of construction. All storage sheds shall be constructed in compliance with the Okaloosa County Land Development Code, Ordinance 91-1, as amended by Section 7.01.05-Storage Shed.

1. Accessory structures shall not be located in a required buffer, landscape area, minimum building setback area, or easement. Minimum setback is 3 1/2 feet in back and side from lot lines.

2. Vehicles, manufactured homes, mobile homes, or truck trailers shall not be used as storage buildings, except for uses permitted under the provisions of Section 6.07.00-Temporary Use Permits.

3. Storage buildings shall be allowed in side and rear yards provided a minimum setback of 3 1/2 feet is maintained, building does not exceed 200 sq ft in size, and no portion of the structure encroaches any public easement or right-of-way. Any storage building located adjacent to any public right-of-way shall be required to maintain the setbacks established for that zoning district in which it is located.

Residential storage shed over 200 square feet * NOTE: Minimum setback is 10 feet in back and side.

Residential Pool *

Pool enclosure. If the enclosure is not attached to the principal residence, the setback shall be the same as that for the zoning district it is located and maintain a minimum of 10' between structures; for enclosures that are attached to the principal residence, the enclosure must meet the setbacks for the zoning district in which it is located and shall maintain a three and one-half (3 1/2) feet setback from the edge of the pool water to any existing or proposed buildings.

The Code Enforcement Division enforces all Okaloosa County adopted rules and regulations as set forth in the Code of Ordinances for the unincorporated areas of the county ranging from land development and zoning regulations to rules governing such things as noise, junk, debris, and other similar nuisances to include building codes. The goal is to educate the public about the codes and ordinances and to obtain "voluntary compliance" on all issues through a professional, courteous and efficient manner, with a focus on providing positive customer service to all citizens and bring existing properties into compliance with applicable codes. The Okaloosa County North Code Enforcement Officer is Mr. Doug Howard and his contact information is above.

Complaint Information. As per Okaloosa County Ordinance 91-1, Land Development Code, as amended, an Affidavit of Complaint or an identifiable complainant is required to file a complaint with the Code Enforcement Division. It is their goal to respond to your complaint within 24 hours.

To file a complaint you may come by the Code Enforcement office and obtain a complaint form, call and request that one be mailed or faxed to you, or download the form from:

http://www.co.okaloosa.fl.us/gmforms/Code_Enforce_Complaint.pdf

ENFORCEMENT OPTIONS

Correction Notice. The Correction Notice is used to inform the violator and/or property owner of a violation of one or more County Ordinances that may have been observed on a property. Although the Notice of Violation is considered to be an “official notice”, it is also used as an information tool that will assist in the ultimate goal of voluntary compliance.

Citation. A citation is issued to those who fail to comply with a Notice of Violation within the specified compliance date and repeat offenders. A citation may also be issued immediately for unlicensed/unpermitted work as well as irreparable, irreversible damage. Any person who willfully refuses to sign and accept a citation issued by a Code Enforcement Officer is guilty of a misdemeanor of the second degree with penalties of imprisonment up to 60 days and fines up to \$500.

Code Enforcement Board. The Okaloosa County Code Enforcement Board (CEB) is a quasi-judicial hearing process. The Board is comprised of seven select members of the community and is scheduled to meet the third Thursday of each month. The CEB hears evidence presented by the Code Enforcement Division and the respondent/alleged violator as well as any witnesses.

* See website for requirements.

ODDS and ENDS

FINDING CHEAPEST GAS: Just enter your zip code in the site below, and it tells you which gas stations have the cheapest prices (and the highest) on gas in your zip code area. It's updated every evening. <http://autos.msn.com/everyday/gasstations.aspx>

A Sad Summer! For those of you that are fans of Earls' Seafood Dinners & Oyster Bar at 168 South Main Street in Crestview, don't forget that Earl is closing 31 May 2008 for three months. For those that have not tried Earl's fine food, he is open Thursday, Friday, and Saturday from 11:00 am to 8:00 pm. Meals are prepared after you order and the menu should have something to please all that are into good seafood eats. Try the cheese grits for a special treat. For those that need other types of food, Bar BQ and Chicken Tenders are on the menu also.

WANT ADS, FOR SALE, OR SERVICES RENDERED: Do you need something, have something to sell, or a non-commercial service you are offering the residents of Silver Oaks? For example, lawn care, car/truck washing, alterations, baby-sitting, etc. If so, please send us the details and we'll include your entry in the next newsletter.

SERVICES RENDERED:

- **For alterations call,** Karen Figueroa at 689-3442
- **POORBOY'S Auto Detailing.** Automotive detailing from basic car washes to complete detailing. Call Edwin Santos, Jr., at 398-5682

THOUGHT FOR THE DAY: "What you leave behind is not what is engraved in stone monuments, but what is woven into the lives of others." (Pericles)

THOUGHTS FOR MONTH: Here's a web site with lots of thoughts and motivational sayings for your ponderment. <http://www.thesalesmovie.com/>

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easy-to-prepare gourmet foods you and
your friends can taste before you buy.
Contact me for more information.

**TASTEFULLY
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est. 1995
The food you love, the time you deserve.

BETH BRYANT,
Tastefully Simple Independent Consultant
850-689-7572, foodpartylady@cox.net
tastefullysimple.com/web/bbryant

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May 2008 Yard Of The Month (The Ensor home, 5848 Huntington Meadows Drive)



**Silver Oaks Phase I Newsletter Editor
P.O. Box 1542
Crestview FL 32536**

TO: