



Silver Oaks Subdivision, Phase I, Home Owner's Association Newsletter November 2005

Board of Directors

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. Temporarily held by Margo Vickery pending appointment of permanent one.

Architectural Committee Chair - Jack Hughes,
423-0877, jackH707@aol.com

Architectural Committee Member - Kim Bowman,
682-7252, phil-dirt@cox.net

Architectural Committee Member - Johnny Williams,
689-4495, Johnny.Williams@cox.net

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

Member at Large – Barbara Cole, 682-5283,
franzcole@cox.net

Member at Large – Adam Grabowski,
amgrabowski@cox.net

Past President - Edwin Santos, 682-2911

Volunteers

Common Grounds Decoration Committee

Heather Coleman, 423-1185

Erin Lamkin, 683-4581, elamkin@cox.net

Linda Zoltek, 689-8598, lindazoltek@yahoo.com

Welcome Wagon Chair

Connie O'Neil, 682-4654

Newsletter

We plan to publish this newsletter monthly. It will follow each Home Owner's Association meeting. Opinions expressed are those of the 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 will be appreciated. Who, what, when, how, etc.

Advertising

Want to be a newsletter sponsor? Being one can be very good for your business. This newsletter will reach 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 – December 13, 2005
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 Home Owner's Association
P.O. Box 1542
Crestview FL 32539**

Silver Oaks Subdivision Phase 1 Board Meetings:

November 5, 2005. Main items discussed and decided upon:

1. 2005 Lot Owner Assessment Status. 10 lot owners have not paid their annual dues. Board of Directors are proceeding with action to assess fines and have liens filed on those 10 lots.
2. 2006 Lot Owner Assessment Amount. Considering 2005 expenses and previous formula for determining assessment, lot owner assessments will increase by \$10.00 for 2006. Amount was \$175.00 in 2005. It will be \$185.00 in 2006.

3. Board of Directors Changes:

The terms of Mike Zoltec, Darren Etheridge, and Thomas Calhoun have ended. New Board of Directors (terms expiring in 2008) elected are: Darren Etheridge, Bill Vickery, and Adam Grabowski.

4. Variance authority vote for Board of Directors.

Vote is ongoing. See related article on Mail Boxes below.

November 9, 2005. Main items discussed and decided upon:

1. Election of Officers. See front cover for 2006 Officers. NOTE: Barbara Cole was nominated and elected to the position of Secretary. After the meeting on the same day, she declined the position.
2. Items to be addressed in our monthly newsletters and possible changes to our web site.
3. Assuring timely follow-up on 2006 lot owner assessment collection efforts assuring we are not sitting with unpaid assessments this time next year. Action: President, Vice President, and Treasurer.
4. Getting community support for:
 - a. Speed bumps on Hunting Meadows and Saratoga between Hunting Meadows and Sorrel Ridge Road. Action: Edwin Santos
 - b. Sidewalk/bike path from entrance of Silver Oaks Phase I to highway 85. Action: Edwin Santos
5. Getting community involved in reporting suspicious or vandalism activity within Silver Oaks, Phase I to the police. Action: Entire community.
6. Dealing with improperly stored RV, utility trailers, and boat within Silver Oaks, Phase I. Action: President, Chairman Architectural Committee, and Chairman, Roads and Grounds.

PROPERTY OWNERS OF SILVER OAKS, PHASE I

By Bill Vickery

We created a listing of names and addresses/lot numbers of owners of property within Silver Oaks Phase I using data from the Okaloosa County Property Appraiser files via public domain (internet). The data "appears" current. Several folks have wondered who owns what property and this directory can answer that. We shared the listing with the folks attending the Phase I Silver Oaks Homeowners Association (HOA) meeting on November 5th, 2005 and got some entries in phone and e-mail addresses. Those particular entries are optional. We plan to publish this listing periodically and are hopeful the e-mail addresses especially, will grow as we're able to communicate much quicker by e-mail. If you want a copy of this listing, please e-mail me at wwwjr@cox.net from your private e-mail account. If you don't have e-mail and want a copy of this listing, please come to our next HOA meeting on December 6, 2005 to get one. Some of our home owners have indicated they want mass e-mailings sent to them via BCC: (blind courtesy copy) so that is how we plan to distribute the listing at least monthly as it is updated. That way SPAMers find it much harder to capture e-mail addresses to harass folks. We urge our residents not to use any of the e-mail addresses or information in this listing for commercial purposes. That is not what this listing is about. It is done in an effort to improve communication amongst our neighbors and as an aid for us to get to know each other better.

Mail Boxes

By Bill Vickery

Many of residents in Silver Oaks Phase I have or have had problems with their mail boxes. Those that don't may with time. The Declaration of Covenants, Conditions, and Restrictions of Silver Oaks Subdivision, Phase I, dated September 15, 1998, Article VI, Architectural Guidelines, Section 3, says: "Mailbox stations shall be identical and will be supplied by the developer at its cost not to exceed \$150.00." While there are those that think these standards were meant to apply only in the construction phase of Phase I, there are no other words to justify that interpretation in the governing restrictions. Therefore, they shall be identical until the requirement is changed.

Through normal wear and tear, accidents, and vandalism, we have numerous damaged mailboxes and/or posts, newspaper holders in Phase I. Have any of you been able to get a new one recently from the developer? Who has been able to get one in a timely manner from the only source we know of in the local area, Pensacola? When you do get replacement parts from Pensacola, what do you think about the cost? We believe a standard mailbox stand and mail box theme available at local hardware stores (i.e., Lowes, Ace, Home Depot, etc.) off the shelf is what our residents need. White post, black mail box, with Silver Oaks logo on post, for example. Board of Directors could procure logo for this purpose. Having a variance to this requirement would save our residents money and alleviate the frustration of having to get a Post Office box while a destroyed mail box is awaiting parts.

Can the Silver Oaks Phase I Home Owners Association Board of Directors grant a variance on the mail box requirement? No.

A vote on granting Silver Oaks, Phase I, Home Owners' Association Board of Directors Variance Authority for the requirements within Declaration of Covenants, Conditions, and Restrictions of Silver Oaks Subdivision, Phase I, dated September 15, 1998 is underway. Several homeowners already voted on this matter at our Home Owners Association Meeting of November 5, 2005 and the remaining ones will be getting a paper and ballot on this soon by mail. If approved, this authority would not allow the Board of Directors to grant a variance on something required by law or code. Variances may be temporary or permanent. Records of granted variances would be kept and made available to all residents. Justification for a variance would be upon the Lot Owner(s) or their advocate. Variances would be reviewed and approved or disapproved by a majority vote of the Board of Directors on a case-by-case basis using the best interests of the community and whether or not approving the variance would be consistent or contrary to good order and discipline within Silver Oaks, Phase I.

It takes the consent of 90% or more of the homeowners to change our Covenants, Conditions, and Restrictions. Your returning the ballot in a timely fashion will be appreciated.

ODDS and ENDS

By Bill Vickery

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.

YARD OF THE MONTH PROGRAM: During the last week of each month, we will tour Silver Oaks Phase I to pick the Yard Of The Month for the next month. We'll include a photo of the Yard Of The Month in the newsletter for that month.

HELP WANTED? Some of our home owners are deployed to far and distant lands. While being deployed brings new and exciting challenges for the deployed member, we all too often forget that the spouse is left at home dealing with other challenges that they might not have had to deal with with the deployed member at home. Maintaining a yard might be a low priority for the spouse who is on his/her own dealing with children that are also missing the deployed member. We want to build listings of baby sitters and people that will cut lawns, do weeding, wash cars, etc. We have a fair amount of young folks living in our area that might be interested in helping out and making a little spending money doing it. Their services might also be needed by folks that are unable to maintain their lawns also.

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: Size 6 lavender pageant dress, only worn twice. Price: \$75.00. Contact Kim Bowman, 682-7252

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.

Fake Rocks. Here is a photo and some links for your ponderment. Fake rocks are a great way to add great decor to your yard and garden and to cover up your unsightly objects in your yard, from backflow pipes to utility boxes, and much more. We bought two of them some years back, but I don't recall the source other than it was via the internet. If you know of other good sources, especially local ones, please share them with us.



* **Artificial Rock How-to Book, Video, Supplies, Rocks Waterfalls.** Free Information www.rockandwater.com* **Fake Rocks.** Great for landscaping & concealing. **Fake Rocks** available today. www.Exterior-Accents.com

* **Fake or Faux Rock - Artificial Rock How-to Book.** Sells supplies and how-to information for creating artificial rock accents and waterfalls.
<http://www.rockandwater.com/>

* **Real Fake Rocks.** Submitted by: Dr. Barb Mieras. Grade Level: 4-8. Subject(s): Science/Geology ... ©2002 The Geological Society of America — Real **Fake Rocks**
<http://www.geosociety.org/educate/LessonPlans/fakeRocks.pdf>

* **Artificial Rock Making Supplies and Instruction Links.** Their kits can be used to make **fake rocks**, waterfall backgrounds, model train landscapes and other projects where a lightweight, insulating product is ...
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Vehicles, Trailers, and Boat Storage By Bill Vickery

Declaration of Covenants, Conditions and Restrictions of Silver Oaks subdivision, Phase I, Article IX, Section 5 says: ""Vehicles, Trailers, and Boat Storage. Inoperative vehicles, travel trailers, recreational vehicles, commercial vehicles, buses and trucks with more than six wheels, boats and trailers, if stored on a Lot shall be kept in a concealed manner: closed garage, storage space, or within a fence, all so as not to be observable from other Lots or Common Areas. Garage and storage spaces must be approved by the Architectural Committee."

If you have a utility or any type trailer sitting in your driveway unconcealed for more than 4 days, we would appreciate it if you take it upon yourself to get it into proper storage. Same goes for inoperative vehicles or boats.

Have you misplaced your copy of the Silver Oaks Phase I Covenants, Conditions, and Restrictions? If so, you can download a copy from our web site. Address on cover of this newsletter. If you do not have the ability to download a copy, please contact one of our board members and we will get you another copy.

Newsletter Sponsors

By Margo Vickery

If you know of someone with a business that would like to become better known within Silver Oaks Phase I, please ask them to consider becoming a sponsor for our newsletter. \$36.00 will get their business card included in this newsletter for one year. Have them contact me at 423-0996 or mvickery1@cox.net



We wish you and yours a good Thanksgiving

TO BE DETERMINED

December 2005 Yard Of The Month



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TO: