



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

Board of Directors

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

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

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

Secretary - Vacant

Architectural Committee
Darren Etheridge, Chair

398-6375, detheridge@clerkofcourts.cc

Kim Bowman, 398-6287, phil-dirt@cox.net

Johnny Williams, 689-4495, Johnny.Williams@cox.net

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

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

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.

Next Silver Oaks Phase I Home Owners Association Meeting – May 9, 2006
6:30 pm, Davidson Middle School

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

Silver Oaks Phase I

Home Owner's Association
P.O. Box 1542

Crestview FL 32539

Silver Oaks Phase I Board of Director Meeting Summary, April 11, 2006

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

Board Members In Attendance:

Kim Bowman	398-6287 (Change)	phil-dirt@cox.net
Barbara Cole	682-5283	franzcole@cox.net
Darren Etheridge	398-6375	detheridge@clerkofcourts.cc
Bill Vickery	423-0996	wwwjr@cox.net
Johnny Williams	689-4495	johnny.williams@cox.net

Absent:

Gerald Campbell	689-1249	buffinvestr@aol.com
Adam Grabowski	423-0110	amgrabowski@cox.net
Edwin Santos	682-2911	hmd5859@cox.net
Margo Vickery	423-0996	mvickery1@cox.net

Note: Name or committee shown below at the end of entries denotes responsibility for data/update.

Special interest item. Neighborhood Watch (NW) program status. Kim Bowman reported that she has four more NW signs for Phase I and that we will be billed for them. No problems have been reported. Signs might be helping deter vandalism, etc.

Treasurer's report.

- Income for this period: \$2,068.14. Expenses have been \$528.99. Margo V.
- 127 out of 130 lot owners have paid their 2006 Homeowner assessment dues. We are working on the last three to make sure we current ownership of lot before we file liens with Okaloosa County. Margo V.
- Annual Budget to date (October 2005-February 2006) presented to Board Members. Expenditures are overall at 36%. No foreseen problems that will preclude budget staying on or below track. Margo V.

Architectural Review Committee Report

- Address(es) and Items approved since last meeting.
 - - 5863 Saratoga Drive – Lattice fence around trashcan.
- ARC package pending:
 - - Lot #38, Section A (5882 Saratoga Drive) – new home and swimming pool
- Progress on complaints concerning pool fences on Saratoga. County officials tell us they do not consider those particular fences facing inward to be a violation of their requirements. Homeowners will be approached and asked to change fences to conform to the rest of the community per request by Barbara Cole. Continuing. Action ARC

- Badly damaged mailbox stations have been repaired by Barbara Cole's volunteer team at homeowner association (HOA) expense. After discussion by board members, it was decided to end HOA repairs to mailbox stations. Sources for parts are found on our web site. Repair of damaged mailbox stations and mailboxes reverts back to homeowners. Closed.
- We continue to have some improperly stored trailers and RVs. Enforcement efforts will be increased. ARC and Bill V.
- Complaints on drainage, satellite dish, and shed at 5840 Huntington Meadows Drive are being worked. ARC
- Yard of The Month for March is located at 5837 Huntington Meadows Drive. Congratulations to the Jones family. See photo on back Cover of this newsletter. Continuing. Bill V.
- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School are pending. Ed Santos.
- Change/amendment project for Covenants and Restrictions update. Barbara Cole reported several amendments have been received. She checked with Okaloosa County and determined we do not have to have an attorney file approved amendments with the county. Board of Directors and her committee members will review submitted amendments within the next few weeks and will discuss whether or not we want to hire an attorney to review these proposed amendments before they are put to a vote by our lot owners. Board of Directors. NOTE: Board of Directors not at this meeting need to contact Barbara Cole to get copies for review.
- The stone (or concrete) bench and trash receptacle is pending purchase and placement in front of the retention pond near the corner of Hunting Meadows and Saratoga Drive. We may consider benches at the other retention ponds at a later date. Ed Santos
- Status of erosion and runoff into retention ponds corrective measures is pending. Grounds Committee
- Discount coupons or other items from local businesses for our Yard of The Month winners' effort is pending. Gerald Campbell
- Establishing a playground or community social area on a vacant lot within Phase I, Silver Oaks effort is pending. Gerald Campbell

New Business:

- Thanks to crew of Edwin Santos, Edwin Santos, Jr., Barbara Cole, Margo and Bill Vickery for recently cleaning the front fence of our area and trimming approximately 70% of the vegetation touching the fence. Approximately 30% of the backside of fence and remaining vegetation touching the fence and preventing someone getting behind the fence to clean it remain to be done. Remaining work effort needs to be done/organized by our Grounds Committee.
- Johnny Williams mentioned the two stained bridges in our area might need re-staining or touchup. Action to determine whether this needs to be done and action to have it done is assigned to our Grounds Committee.
- Our lawn maintenance contract is running out. Action: Grounds Committee and Treasurer.

Swimming Pool Dues

By Margo Vickery

As in past years, Silver Oaks Phase I residents can use the Phase II swim pool on Saratoga between Phase I and Phase II areas providing they are enrolled in the Phase II accounting system. Cost is \$99.00 per family for 2006. You 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 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. The pool is open. The sooner you sign up, the sooner you will have your pass, etc.

Drainage

By Bill Vickery

We have some problems and when the rains come, we may have even more. When homes are built in this area, the builders do their best to make sure that drainage is provided so that water drains away from homes and along established routes so as to assure yards or homes aren't flooded, at least during normal rain storms. Most properties have adequate drainage swales in front of the homes between the roadway and sidewalks. Some properties also have trenches or other drainage swales in back of the properties. While our area isn't level, drainage works well enough if the swales or other drains are not interfered with by later efforts. 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 unreasonable 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 by creating berms or installing concrete edging. 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. And, in some cases, changing drainage may have a chain reaction and affect several neighbors.

Our advice at this point is do not change drainage on your property and if you have already, you need to get competent advice and/or help to correct what you've done as soon as possible. You should not wait until your neighbors are loading their rifles.

County Requirements

By Bill Vickery

Okaloosa County Growth Management Permitting Process talks about several issues that may not be clearly addressed in our covenants and restrictions, but our residents should be aware of the requirements nevertheless. Their requirements can be found at: http://www.co.okaloosa.fl.us/plan_permit.html Please refer questions on these requirements to the Okaloosa Growth Management office at 1804 Lewis Turner Blvd, Suite 200, Fort Walton Beach, FL 32547, Phone: (850) 651-7180 or Fax: (850) 651-7706.

Want a no obligation value of your home? Here is a great real estate site to find the current value of your home. Free instant valuations of 60,000,000 homes. Just enter your address, city, state or Zip code. Got to: <http://www.Zillow.com>

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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.**

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

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.

ONCE A MONTH BUNCO CLUB: A group of ladies in our neighborhood are starting a once-a-month Bunco Club. If you are interested or want more information, please call Connie O'Neill at 682-4654.





April 2006 Yard Of The Month (The Jones home, 5837 Huntington Meadows Drive)



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

TO: