



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

July 2006

Board of Directors/Special Appointments

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

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

Treasurer - Margo Vickery, 423-0996,
mrvickery1@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

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 – August 8, 2006
6:30 pm, Davidson Middle School**

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

[//www.silveroaksfl.com](http://www.silveroaksfl.com)

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

From the President

Summer and the drought continue upon us. We hope you are staying cool and your grass isn't dead.

Our pre-4 July 2006 picnic/event for Phase I home/lot owners on 1 July 2006 was a big hit with those attending. The Conecuh Sausage of Evergreen, Alabama was a particular big hit. Sources: Winn Dixie and Grocery Store in Baker. We had 52 folks dining with us and several others dropped by to socialize. It was warm, but the two tents and setting by the swimming pool helped. Many enjoyed the swimming pool. Thanks much to Margo V., Edwin Santos, and Barbara Cole for making it all happen.

While this newsletter is designed to help all know what is going on within the Board of Directors functions and our Owners 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 8 August 2006. We hope you can make it.

It is not too early to be thinking about our General Membership Meeting on October 10, 2006. This is the meeting where we do an annual report to the owners, discuss and decide upon the 2007 homeowner assessment fee, and elect some new board members. Term is three years unless you are elected to fill a vacancy of someone who has resigned before his or her three-year term is over. Serving as a board member can be an opportunity to excel. You could volunteer or nominate your neighbor. We plan to serve food and drink. At that meeting or during the month of October, the newly elected and remaining board members will determine who on the board will serve as the President, Vice President, Treasurer, Secretary for the 2007 term, beginning November 2006.

Bill V.

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.

Silver Oaks Phase I Board of Director Meeting July 2006 Summary

Location: Crestview Public Library
Crestview, Florida

Board Members In Attendance:

Kim Bowman	398-6287
Barbara Cole	682-5283
Margo Vickery	423-0996
Bill Vickery	423-0996

e-mail address

phil-dirt@cox.net
franzcole@cox.net
mvickery1@cox.net
wwwjr@cox.net

Absent:

Gerald Campbell	689-1249	buffinvestr@aol.com
Darren Etheridge	398-6375	detheridge@clerkofcourts.cc
Adam Grabowski	423-0110	amgrabowski@cox.net
Edwin Santos	682-2911	hmd5859@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: \$73.71 and expenses: \$1851.72.
- Annual Budget to date (October 2005-June 2006). Overall expenditures at 53% with 3 months to go.

Architectural Review Committee Report.

- Address and Items approved since last meeting: N/A
- Pending:
 - Lot #39, Block A (5882 Saratoga) approved for new residence. Details on fence and fence/enclosure for swimming pool are pending. ARC.
 - Whole house generator fence (5833 Saratoga). ARC.
 - Complaint/issues concerning for sale property on Hunting Meadows Drive. Corrective actions disputed. Date for corrective action on primary issue has been established and provided to the owner. Issues shared with listing real estate agency asking them to share issues with prospective buyers. Pending. Bill V.

Old Business.

- Yard of The Month for July 2006 is located at 5831 Buckskin. Congratulations to William and Gloria Erb. See photo of their yard on back cover of this newsletter. Bill V.
- Reference amendment project for Covenants and Restrictions. Since we have decided not send out the on-hand proposed amendments to our Covenants and Restrictions for voting until September, we've extended the time line for owners to submit amendments. If you think the Covenants and Restrictions should read differently, please tell us how you think they should read and why your idea is good. Contact Barbara Cole for format or with your questions. New suspense date: 31 August 2006. Pending.
- Bill V., reported that a random check during July 2006 revealed 9 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. Six of those observed on were the same ones observed and cited during our May 2006 random check. Letters were sent to owners of those homes asking them to correct this problem. While this is not a community wide problem, we believe these improperly stored cans are unsightly and clearly addressed in our covenants and restrictions. As one of our board members said, "if you are one of the culprits with no place to store it, just walk it around to the back of your house and save all this anguish!" Open.
- Gerald Campbell reported by email shortly before the meeting that he had made arrangements with Applebees' and Ryan's Steak House in Crestview for discount coupons/other items from local businesses for our Yard of The Month winners. Gerald will pick up the coupons on his return from a temporary duty assignment later this month. Pending.

- Bill V., briefed that the owners of all four whole house generators in Phase I viewable from the street and neighboring buildings are working on concealing them. Pending. NOTE: One of the owners recommended the Board of Directors consider other equipment as well. See **New Business, item 3**, for details and Board determinations.

- Margo V., provided an after action report of the Pre-4 July picnic and social event at the Phase II Swimming pool for all residents/lot owners of Silver Oaks Phase I on 1 July. \$289.00 was spent of the \$500.00 budgeted for this event. Closed.

Status reports were not received on the following Old Business agenda items:

- Petitions on speed bumps and sidewalk from front of Phase I to Davidson Middle School. Ed Santos
- Erosion repair and runoff cleanout into retention ponds and thank you action. Grounds Committee.
- Playground/community social area on vacant lot within Phase I, Silver Oaks. Gerald Campbell
- Remaining spring-cleaning work on front area. Grounds committee
- High grass/weeds on vacant lots (front parts of the lots.) Grounds Committee
- Broken light fixture at front of area. Grounds Committee
- Silver Phase II HOA sharing cost of our web site before we create a separate page for them. Darren Etheridge

New Business.

- Draft Mission and Vision Statements were provided to Board members present. Board could not vote on these statements, as quorum was not present. NOTE: E-mail vote completed on July 12, 2006 by majority of Board Members. See page 1 of this newsletter for approved wording. Closed.

- Bill V., commented that each Board member is in a leadership position. In that they all are subject to taking the lead on efforts, he passed out a four page article entitled, "Leading Teams" which contains the top ten actions that a good team leader should take to make his or her team more efficient and productive. Closed.

- A homeowner with a whole house generator recommended the Board consider other items as "equipment" under the provisions of Article VIII, Section 2, of our Covenants and Restrictions. The items were: Central heating and cooling units, pool pumps, exposed sprinkler system pipes (back flow pipes), and phone/electricity utility boxes. An email vote was conducted early July 2006 and the board members agreed by majority vote that only pool pumps should also be considered as "equipment" to be concealed. Closed.

- Board members and some owners present discussed recommendation made by Barbara Cole concerning passing on to the attorney for action, names of homeowners that (after receiving two letters) that have yet to comply with the covenants applying to garbage can storage. Board could not vote on this, as quorum was not present. Pending.

- Discussion occurred as to whether the ARC should assume responsibility for monitoring whole house generator and pool pump actions. Pat Bacon, ARC Chair agreed to take on those projects. Folders passed on. Closed.

- Barbara Cole brought up that someone had complained to her about political signs in the yards of Phase I residents. People with complaints on these signs need to contact Bill V., in writing. Corrective action will be sought without sharing the name of the person complaining. Email complaints are OK. Pending.

- Tom Smith of 5862 Hunting Meadows recommended that the Board record decisions such as the recent one on whole house generators in a document that can be shared with current and future homeowners. He pointed out that different boards have focused on different things and their decisions have not always been consistent. Bill V., pointed out that the covenants and restrictions talk about applications for Architectural Committee Reviews mentions the packages should contain “such other items as the Architectural Committee may require.” We had such a pamphlet for ARC packages in 2002 that addressed these items, but it no longer exists. Decision to create written instructions on implementation/clarification of the By-laws and Covenants and Restrictions will be deferred to our next board meeting. Pending.

Status report not received on the following New Business agenda item:

- Water well & housing to hook into sprinkler system estimate at front area. Grounds Committee

THOUGHT FOR THE DAY: Even if you're on the right track, you'll get run over if you just sit there.
(Author unknown)

Fake Rocks
By Bill Vickery

Here are some sources for fake rocks for your yard. They can be used to cover back flow pipes, septic tank caps, etc:

<http://www.fakerock.com/> or

Tieco Gulf Coast Inc., 154 Blake Ave., Fort Walton Beach or (850) 862-1137

Sexual Predator Web Site. It is a good idea to check this every month or so. Names tend to “appear” on the site. At this point, we don’t have any in Phase I. Thanks to Gerald Campbell for sharing this with us.

http://www3.fdle.state.fl.us/sexual_predators/neighborhood/proximity_result.asp

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: Full size bed with white corner headboard. Has lots of storage. Bed only used for guests. \$125.00. Call Karen or Al at (850) 682-8182

FOR SALE: Registered Bassett Hound Male Puppy. 4 months old. Best Offer. Contact Kim Bowman, 398-6287

BABY SITTING SERVICE OFFERED: Certified baby sitter. References available. Call Lalie Bowman, 398-6287, 398-6306, or 305-2659.

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

ONE OF OUR SPONSORS. 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 last house on the right leaving the front of our area. Contact Lisa Calhoun and/or check out her web site.

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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 a web site for her service and included one of her sisters in her 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

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 them to our neighborhood.

E-MAIL 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 wwvjr@cox.net

OUR LATEST SPONSOR: Here's another sponsor that is one of us. Located very close and they are very familiar with our area. Give Phil-dirt Industries a chance to earn your business.

Kim Bowman

**Phil-dirt
Industries**

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Mason Sand	Office (850) 682-3478
Clay + Fill Dirt	Mobile (850) 978-4447
Mulch + Lawn Dressing	Fax (850) 682-1414

Your Money & More
By Darren Etheridge

Here's some current information from our court house to let you know just how much it's going to cost WHEN you get caught violating the traffic laws, not just in our subdivision but in our State.

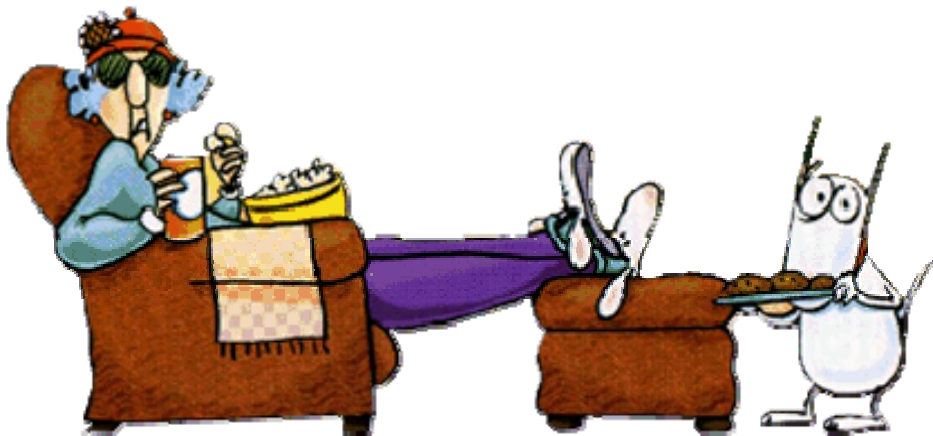
Infraction Costs. This is only the \$\$ cost to the court and does not include the # of points added to your license! Added points will raise your insurance rates.

SPEEDING:

- 6-9 MPH over limit: \$77.50
- 10-14MPH over limit: \$152.50
- 15-19MPH over limit: \$177.50
- 20-29 MPH over limit: \$202.50
- 30MPH/more over limit: \$302.50

RUNNING STOP SIGN/RED LIGHT:
\$112.50 (stop sign/\$177.50 red light)

NO SEATBELT: \$68.50



Is Silver Oaks Phase I a Great Place or Live or What?



July 2006 Yard Of The Month (The Erb Home, 5831 Buckskin Court)



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

Crestview FL 32536

TO: