



Silverlake

news

Silverlake Homeowner's Association, Inc. Newsletter

December 2009 • Volume 1, Issue 3

WELCOME TO SILVERLAKE HOA NEWS

*Official Newsletter
of the Silverlake
Homeowners Association*

Silverlake HOA News is a monthly newsletter mailed to all Silverlake residents. Each newsletter will be filled with valuable information about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at www.PEELinc.com, or you can email to silverlakenews@gmail.com. Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

GO GREEN! Subscribe via Peelinc.com to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!



HOA ANNUAL MEETING & ELECTION *of Open Board of Director Positions*

The annual meeting for the Silverlake Homeowner's Association, Inc. is scheduled for Tuesday, March 23, 2010 at 7 PM. This is an important meeting where the newly elected Neighborhood Representatives will cast their votes for election of the open Board of Director positions. You will have the opportunity to meet any new Board members and officers.

THE TIMELINE FOR THE ELECTION PROCESS IS AS FOLLOWS:

- **December 1, 2009** - The Neighborhood Representative and Committee members were elected at the special December 1st meeting. Names and corresponding neighborhoods will be published on the website at SilverlakeHOA.com for your reference.
- **December 16, 2009** - Letters will be sent to the residents of Neighborhoods One, Five, Nine, Ten and Twelve requesting a brief biography to be submitted if you are interested in one of the open Board of Director positions. Positions are for a three year term in most cases.
 - ♦ **Director Position Five** covers Cambridge Cove, Creekstone, Lakepoint and Winfield (a total of 355 homes)
 - ♦ **Director Position Nine** covers Scofield, Sheldon Cove, Summerfield, Section I, and Weatherford (a total of 330 homes)
 - ♦ **Director Position Twelve** covers Waterbury Estates and Woodbend (a total of 274 homes)
 - ♦ **Director Position One** covers Estates at Lakepointe, the Gardens, Meadowview, Parkside, and Silverlake Townhomes (a total of 358 homes). This is a one year term, due to a resignation.
 - ♦ **Director Position Ten** covers Sedgefield (a total of 391 homes). This is a one year term, due to a resignation.

The biography should be limited to approximately 250 to 300 words or one half page. It should include your qualifications and rationale for serving as a Board member. Resident members must be in good standing with HOA dues paid or a payment plan in place and no outstanding deed violations. Deadline for submission of application/biography is January 15, 2010

SEND YOUR BIOGRAPHY TO:

Khara Mathews
P.C.M.I.
15995 N. Barker's Landing, Suite 162
Houston, Texas 77079

- **January 15, 2010** - Deadline for receipt of applications. PCMI will prepare a list of candidates for Board review at the January 26, 2010 meeting.
- **January 26, 2010** - HOA Board meeting. During Executive Session the Board members will review the applications to assure that all are in good standing.
- **February 4, 2010** - Notice of the Annual Meeting will be sent to all Silverlake residents. Biographies of candidates will be attached and sent to residents of the five Neighborhoods with open Board positions. A Proxy Directed Ballot will be included in the mailing with instructions for completion.

(Continued on Page 3)

IMPORTANT NUMBERS

BRAZORIA COUNTY SHERIFF	281-331-9000
POISON CONTROL	281-654-1701
CENTERPOINT ENERGY (GAS)	713-659-2111
Report streetlights out	713-207-2222
<i>(street lights need 6 digit pole #) www.centerpointenergy.com/outage</i>	
RELIANT ENERGY (ELECTRIC)	713-207-7777
MUD #2 SEVERN TRENT	281-579-4500
MUD #3 & 6 SOUTHWEST WATER CO	
(formerly ECO Resources)	713-405-1750
BRAZORIA COUNTY ROADS & BRIDGES	
(street and curb repairs)	281-331-3197
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MOSQUITO CONTROL	281-331-6106 EXT. 1532
Emergency	911
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Non-emergency	281-331-9000

SILVERLAKE HOA INFO

C/O KHARA MATHEWS

Planned Community Management, Inc.
15995 North Barker's Landing, Suite 162
Houston, Texas 77079
KMathews@stes.com
281-870-0585

HOA website: www.silverlakehoa.com/

NEWSLETTER INFO

EDITOR

To Submit Articles/News..... silverlakenews@gmail.com

PUBLISHER

Peel, Inc www.peelinc.com, 888-687-6444
Advertising advertising@peelinc.com, 888-687-6444

ARTICLE INFO

The Silverlake News is mailed monthly to all Silverlake HOA residents. Residents, community groups, schools, etc., are welcome to submit information. Personal news is also welcome. All submissions will be reviewed for content and approved by the Board of Directors and Newsletter Committee Chair. The deadline for submission is the 8th of the month before publication.

HOA Annual Meeting & Election - (Continued from Cover Page)

- March 10, 2010 - Final tally of ballots by PCMI. Note that candidates may canvass their neighborhood for proxy ballots and submit to PCMI for counting. The deadline for submission of ballots is March 9, 2010.
- March 23, 2010 - Annual Meeting where certification of the election will occur and election of officers.

Breakfast with Santa

HO! HO! HO! It is that time again, neighbors. On December 12th from 9 am to Noon, at the Silverlake Clubhouse, the Silverlake HOA will host Breakfast with Santa. This event has always been a crowd favorite for our neighborhood. This year should be the best yet. We will have:

- *20,000 lbs of fresh snow, will be brought in that morning
- *The Polar Express - a trackless train - will give fun holiday rides
- *Santa and the elves will talk with the kids
- *A full pancake breakfast will be cooked on site
- *Starbuck's coffee will be available
- *A holiday craft will be set up for the kids to do and take home
- *Cookie decorating will be offered by Randall's bakery
- *and much more!

This event is a toy drive for Brazoria County Women's Center (the local shelter for battered women and children to have a safe place while they rebuild their lives). This year we are adding another cause: stock up the pantry at Pearland Neighborhood Center. We hope to collect plenty of non-perishable food and other items that will be given to our Pearland families who need some extra help this season.

The admission for this great event is a donation of a new unwrapped toy for the Women's Center and canned food for the Neighborhood Center. The rest of the event is generously funded by local sponsors and the Silverlake HOA.

Mark your calendars! You don't want to miss this. See you there!



2ND ANNUAL *Holiday Decorating Contest*

The Silverlake HOA is pleased to announce the 2nd Annual Holiday Decorating Contest. If you would like to have your home judged, please submit your name, address and phone number to SilverlakeHOA@gmail.com by December 18th, 2009. Judging of homes will begin on Saturday, December 19th after dark and continue until all the entries have been judged. The lucky winner will receive \$100 cash and a yard sign identifying their home as the winner. Good Luck!



HALLOWEEN DECORATING

Contest Winners

Thanks to all the Silverlake residents who decorated their homes for Halloween, it took the HOA landscaping committee several nights to cover the entire neighborhood. The final decision was a difficult one due to all the spooky houses to choose from, but the winner of the 2nd Annual Halloween decorating contest is Brett Kriegel and Monica Losey of Stonebridge. As the official winners, Brett & Monica will receive \$100 cash prize and bragging rights for the year.

**Landscaping
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Congratulations Brett & Monica!

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in Our Community

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- Trim yard trees to at least six feet above the sidewalk area.
- Power wash the siding of your home to remove mildew and discoloring.
- Power wash sidewalks and driveways to remove excess dirt and stains.
- Refrain from storing trash cans, recycle containers, hoses and lawn chairs in the driveway.
- Trim shrubs so that address markers/numbers are visible from the road.

Let the HOA know if your neighbor is not doing their part in creating curb appeal with these simple steps. Silverlake should sparkle and we should all be proud of our community.

NOT AVAILABLE ONLINE

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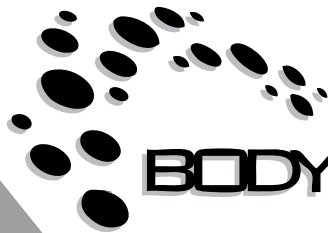
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HOA Board Meeting Recap

The October meeting of the Silverlake HOA was held on October 27, 2009 at the Silverlake Clubhouse. The meeting was well attended by resident homeowners and neighborhood representatives. Here's a recap of items that were discussed during the meeting.

GENERAL ANNOUNCEMENTS:

Neighborhood rep elections are just around the corner. The board approved a letter to all residents with a timeline as to how the election process will occur. The board would like to see each neighborhood fully represented by a Neighborhood Rep and two Neighborhood Committee persons. The duties of the Neighborhood Rep are very simple. The major job is to cast the votes of the neighborhood for their respective Board Member. In addition, neighborhood reps gather information concerning problems or issues within the neighborhood and present them to the board. The neighborhood committees are charged with getting things going within the neighborhoods themselves, such as a Neighborhood Watch group, a welcoming committee, an activities committee, etc. If you would like to see some of these things implemented within your neighborhood, please consider running for one of the positions. Remember, an active neighborhood is good for your home value.

NEIGHBORHOOD REPS:

The Neighborhood Reps were asked to present problems or concerns in their respective neighborhoods. Issues such as mailboxes, sidewalk repairs and additional monuments in the community were brought up.

RESIDENTS:

There has been an issue with the tennis courts lately. There is a tennis coach that is currently holding tennis lessons that are going on for rather lengthy blocks of time, which is causing a delay in the turnover of the courts to residents that wish to play. After both sides presented their arguments, the board is looking into several different solutions to the problem.

2010 MAINTENANCE FEES:

The board approved the maintenance fees for the 2010 year. The fees for the homeowners will remain at \$582 for 2010. In addition, there will be no increase for either of the additional fees paid by The Gardens and The Estates at Lakepointe. The board voted to increase the maintenance fees by 10% for the commercial properties. The statements are currently being worked on by PCMI and should be out in the mail during November.

LATE FEE POLICY:

The board approved the implementation of a late fee for those that fail to pay the maintenance fee by January 31st. The fee will be a \$25 late fee for the homeowners and a 10% late fee for commercial. In addition there will be a late fee of 10% for The Gardens residents who are over thirty days late in their monthly assessments. These fees will be in addition the interest that is charged for non-payment of dues. The board understands that hard times exist for a lot of people,

(Continued on Page 7)

HOA Board Meeting Recap - (Continued from Page 6)

however, to continue to provide services to the community, dues should be paid in a timely manner. Remember, if you have trouble paying your dues, please call PCMI to set up a payment plan.

The monthly board meetings are open to all residents so we invite you to drop by and take part of your community. Have a great holiday season!

Board of Directors
Silverlake HOA

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For more information contact: wcppearlandmomsclub@yahoo.com or www.momsclub.org

Calling All Bookworms!

The Silverlake Book Club meets on the second Thursday of the month at 7 p.m. in a member's home. We discuss a wide variety of books including literary and popular fiction, classic novels, and nonfiction works. If you are interested in joining us, please contact Millie at millie0117@aol.com.

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Friday, December 4	7:00pm – 10:00pm
Christmas Eve	11:00am – 8:00pm
Christmas Da	4:00pm – 8:00pm
New Years Eve	11:00am – 8:00pm
New Years Day	11:00am – 10:00pm

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Recipe of the Month

Ham Roll-Ups

Ingredients

- Flour tortillas
- 8 oz. Philadelphia cream cheese (softened)
- 1 small can Hormel canned ham
- Picante sauce

Directions

Mix the cream cheese, ham, and picante sauce together. Spread on tortillas and roll up. Refrigerate several hours, then slice.



If you would like to submit YOUR recipe email it to articles@peelinc.com.



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Tips for Teaching Children about Table Manners

Submitted by Rebecca Beavers

Teaching your children table manners may sound old fashioned, but it never goes out of style. Having good manners shows your respect for other people, and it's more than saying "please" and "thank you." It's about helping your children develop habits and behaviors that will help them relate to adults and other children in a positive way. "To make your family mealtime time special and relaxing, slow down, sit and talk with your children and expect good behavior. You will be pleasantly surprised at how much easier and enjoyable it will become," said Dr. Mary Zurn, vice president of education for Primrose Schools. "This is important because children with good manners often find it easier to make friends and get along with others at school and at home."

Dr. Zurn offers five table manners tips to get parents started:

1. Start early: Don't wait until you think your child is "old enough" to learn polite behavior. Just as children learn to crawl before they learn to walk, they also learn manners in stages. Even infants watch parents for rules of expected behavior. Very young children can learn to sign key phrases such as "please" or "thank you" and then transition to the spoken words around age two. By age three, children should be able to stay seated at mealtime if you sit down with them.
2. Give specific feedback: Children learn best when they receive specific feedback about their behavior which is far more effective than generic praise. For example, instead of saying, "Good job," you can say, "I'm so glad you set the table."
3. Encourage polite conversation: Children as young as two can learn to engage in polite conversation at the dinner table with the right kind of guidance. As you are at the table eating together, show them how to take turns listening, talking, and asking questions.
4. Set a good example: Make sure your words and actions match. Children watch parents all the time for behavior clues. For example, if you want your child to eat broccoli because it's a healthy food choice, you will need to let them see you enjoy eating it as well.
5. Create a routine: Children learn best from consistency because it helps them know what to expect. Start with the repetition of a few simple steps such as putting a napkin in your lap when you sit down. Create a routine that is easy for them to repeat and remember. For more tips from Dr. Zurn and a list of book suggestions on teaching your children table manners, visit www.Dr.ZandMe.com.



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Pet Adoption Tips

By Deborah Smith

Pet adoption serves the dual purpose of giving a pet in need a better life and providing your family with endless joy. However, responsible and successful pet adoption entails research and careful planning by family members before visiting the local shelter. Here are a few tips to ensure that you choose well.

- Consider a few important questions: Why do I want a new pet? Do I have the time and energy to dedicate to a pet? Can I afford the costs of pet ownership, including vet care, licensing, training classes, spaying or neutering, grooming, toys, food? Do I live in a suitable environment? Can I provide enough exercise? What is the right food? What if I adopt a pet with chronic health problems? Am I prepared to care for and love my new pet for its entire lifetime no matter what?
- It can be challenging to go to a shelter, because it pulls at your heartstrings; you want to rescue every lost soul in need. But, be brave. Go with a firm idea of what breed, size, age and personality are best suited to your family's needs and lifestyle. Write down what you are looking for and take it with you. This objective list will remind you to exercise good judgment when you fall in love with a pair of sad puppy eyes. Remember that if your needs and the dog's needs clash, it's not a match; it's a recipe for failure – for pup, as well as you and your family. It is important for the lucky pet that you take home that emotions do not make the entire decision.
- When looking for your new forever friend, pick out several candidates and ask the shelter if it can provide space for you to spend 30 minutes with each separately. Get to know the dog, handle it, and observe its response to you, family members, other dogs, and resources like toys and food. Ask if a behaviorist has evaluated the dog, and if so, can you speak to the behaviorist or read the report. Find out everything you can from the dog's current caretakers; then consider whether its personality is a fit.
- If you choose to adopt a pet with personality issues, be ready to spend the time, money and effort necessary for rehabilitation. This can be a daunting task. Get advice from the shelter experts on how to rehabilitate a pet with personality issues before making this kind of commitment.
- Be patient with any new pet you bring into your home; it's going to take time regardless of background. Set aside at least an entire weekend to making your new best friend feel welcome, comfortable and safe.
- Be ready to get trained! You and your new pet will fully bond when you learn to communicate. Consider enrolling your new pet in a training course to get the relationship off to a positive start. If you work all day, you may want to check out local doggie daycare facilities, so that your pup gets lots of social play and stays active all day – two requirements for happy dogs. After a day of doggie daycare, you are guaranteed to enjoy a quiet evening with your new best friend. What could be better?

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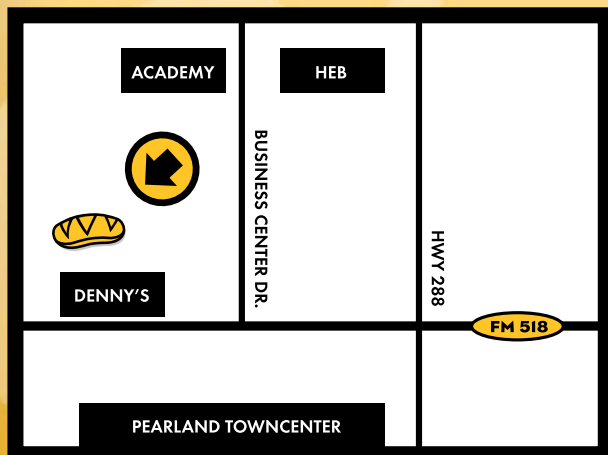
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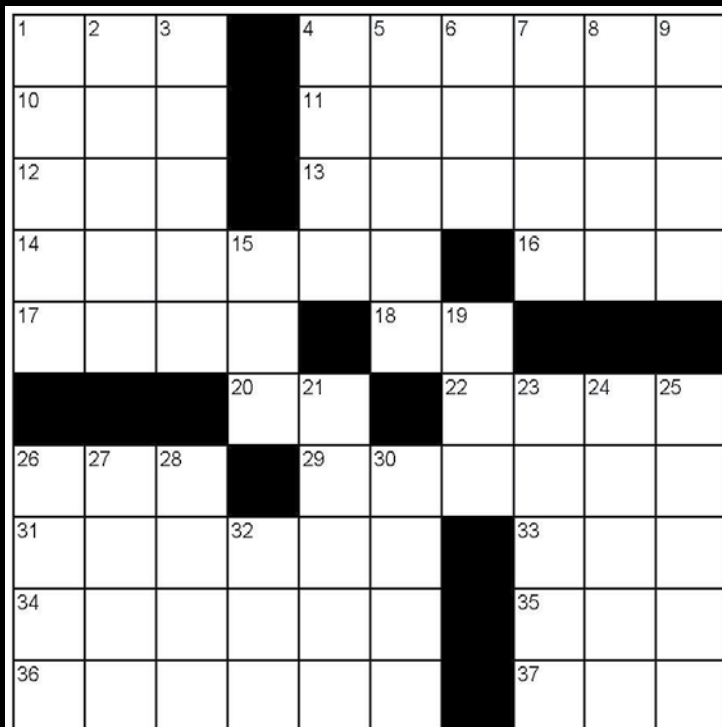
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Crossword Puzzle



ACROSS

1. Small amount
4. Metal bracket that holds stones together
10. Terminal abbr.
11. Timid
12. Mama
13. City in W. Oregon
14. Straighten
16. Spots
17. Stable gear
18. Gold (abbr.)
20. Mr. ___ (tv horse)
22. Canned meat brand
26. Oolong
29. Come out
31. Italian sausage
33. Wing
34. Busyness
35. Still
36. Parallelograms
37. Pigpen

DOWN

1. Object
2. Repent
3. Deer
4. Prayer ending
5. Orange cheese
6. Floor covering
7. At sea
8. Defend
9. Potato sprouts
15. Compass point
19. Employ
21. Demobilize
23. Petitions to God
24. Metal tip on the end of a lance
25. Substantive
26. Despot
27. Every
28. Singing voice
30. Brief
32. Point

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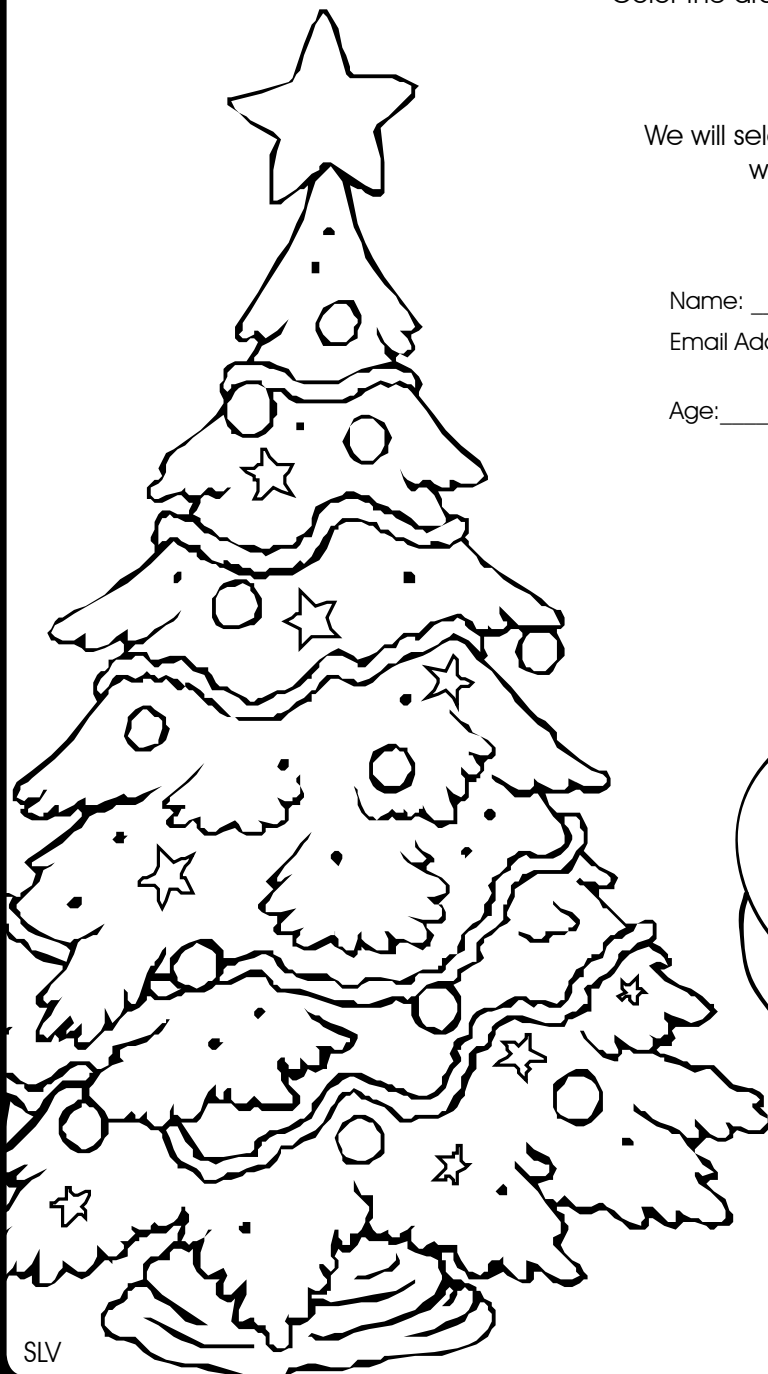
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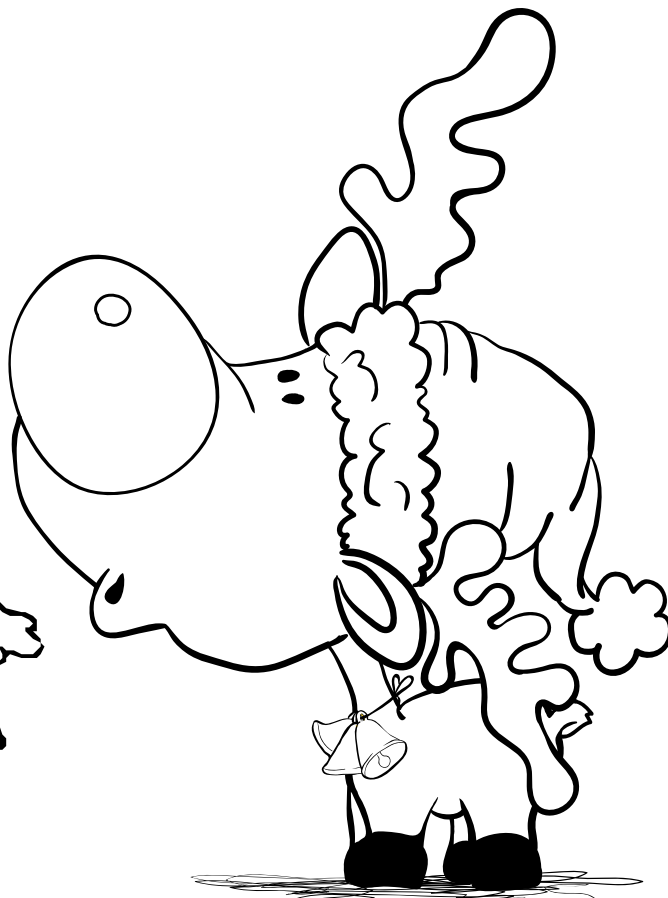
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