



## Perimeter Fencing Replacement

At the January 26, 2010 HOA meeting, the Silverlake Board approved a bid by Houston Fence Company to replace the perimeter fencing along County Road 101 in the Stonebridge neighborhood.

As part of this process, Houston Fence prepared a letter specifically designed for the residents in Stonebridge informing them of the perimeter fence replacement. The letter also went on to say that Houston Fence Company would offer preferential pricing for any Silverlake resident that would like to have their fence replaced. Houston Fence Company submitted the letter to Silverlake Board for review; the letter was reviewed and approved.

Unfortunately, the letter was sent by Houston Fence Company to all Silverlake HOA residents which created a lot of confusion. To clarify, the only fences being replaced at this time are the CR101 (Stonebridge) perimeter fences.

The Board would also like to remind everyone that the HOA does not endorse specific vendors. Houston Fence is offering preferential pricing to Silverlake Homeowners since their crews are already in the area replacing the perimeter fencing. We apologize for any confusion this might have caused. If anyone has a question or needs additional information, please contact the Board at [Silverlakehoa@gmail.com](mailto:Silverlakehoa@gmail.com).

## Kiddie Pool Renovation

Silverlakes Pool

Front view



In an effort maintain Silverlake as a desirable neighborhood to live in, the Silverlake HOA will be renovating the kiddie pool this year. The renovation will include a new play structure new plaster, new coping stones and new tile.

Based on current factory projections, the new kiddie structure will delivered for installation during the first week of May

2010. Unfortunately this is the same week the pool will open. During this week of construction, we are asking Homeowners with small children to utilize the new splashpad that will be fully operational and accessible from the main pool area. We apologize for the delay, but the new and improved kiddie pool will be well worth the wait.

## Go Green Go Paperless

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## SILVERLAKE HOA INFO

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 281-870-0585

*HOA website: [www.silverlakehoa.com/](http://www.silverlakehoa.com/)*

## NEWSLETTER INFO

### EDITOR

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### 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.

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ONLINE**

### Classified Ads

**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to The Silverlake residents, limit 30 words, please e-mail [silverlakenews@gmail.com](mailto:silverlakenews@gmail.com).

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## Board Meeting Recaps

The January Board meeting recap did not appear in last month's newsletter due to email problems. Therefore, this month's column contains summaries of both the January and February meetings. We apologize for not getting this out to you sooner.

The January meeting was held on January 26, 2010 at 7pm. All board members were present for the meeting. In addition nine of the thirteen total neighborhood reps were present.

The meeting started off with a presentation by the Silverlake Elementary School Duck Club. The president of the club, Abbey Moore, along with about 12 of their 48 members asked the HOA Board if they would allow the installation of a Duck Crossing sign at the corner of Northfork and CR 90. After the death of two of the four ducks, the students collected signatures of other students at Silverlake Elementary and even collected \$25 in donations so far for the purchase of the sign. The students will also be educating the other students and parents about why they should not be feeding the ducks at the intersection. The board unanimously voted to approve the sign installation after County Commissioner Matt Sebesta stated that the county would install the sign for the club.

One of the damaged mailboxes in Woodbend has been replaced. The board will be getting a bid to replace other damaged mailboxes in the neighborhood.

Next issue addressed was the landscaping in various cul-de-sacs throughout the community. The board has budgeted funds for 2010 to improve these areas, again, a bid is in the works for it.

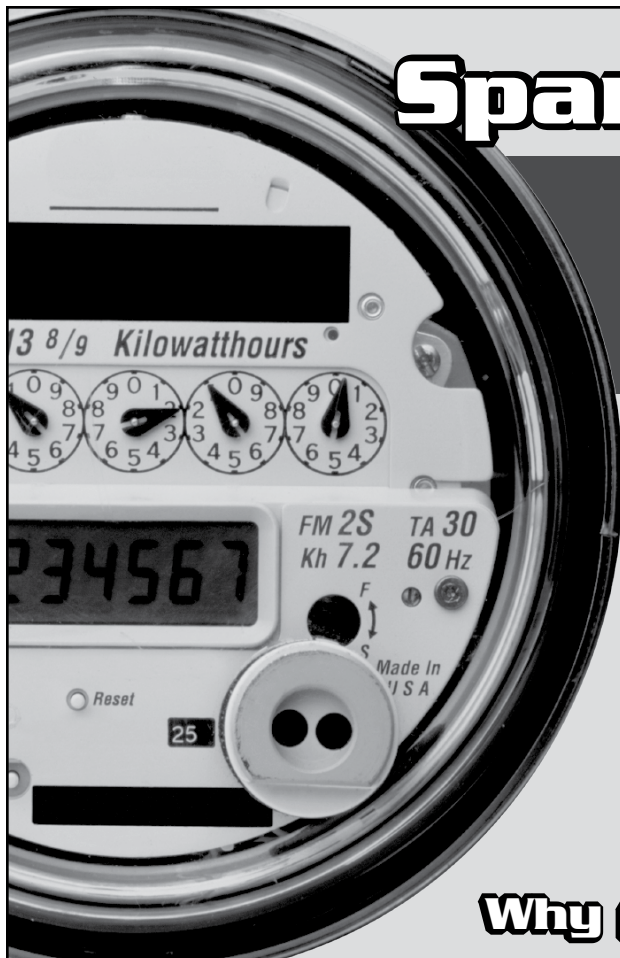
Now, on to the financials. The board approved the November and December 2009 cash basis financials. In addition, the board approved the 2008 draft audit report and the engagement of the firm for the 2009 audit. Once we receive a final copy of the 2008 audit report, it will be uploaded to the [www.Silverlakehoa.com](http://www.Silverlakehoa.com) website.

Che' Smith then addressed the issue of who can run for neighborhood rep and board member positions. Currently, only the person that is on the deed of the home is allowed to run for the position. We are addressing this issue with legal counsel to amend the By-Laws to state that the person listed on the deed and spouse are eligible.

The perimeter fencing along CR 101 is being replaced by Houston Fence Company.

Buck Stevens, the Constable from Precinct 3 addressed the homeowners regarding CERT training. He is hoping to hold classes in Silverlake if he can get enough people interested in the course. CERT stands for Community Emergency Response Teams - they are designed to help out first responders during emergency situations

*(Continued on Page 4)*



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# Silverlake

## Board Meeting Recaps - (Continued from Page 3)

such as Hurricane Ike, lost children, etc. If you are interested in attending courses, please call (281) 997-9777 x 115 or visit [www.pearlandcc.org](http://www.pearlandcc.org)

Finally, we were visited by County Commissioner Matt Sebesta and Judge Jeremy Warren from County Court at Law Place 3. Both dignitaries answered the questions of homeowners after the meeting.

The February meeting was held at the Recreation Center on Tuesday, February 23, 2010.

The board heard from a Gardens resident who was requesting that the access codes for the gates be changed due to unauthorized people entering the area. The board is currently exploring what can be done to keep these individuals out of the gated communities within Silverlake.

We then heard from BJ's Locks & Mailboxes regarding a proposal for mailbox replacement in some of the neighborhoods in Silverlake. The Board is hoping to standardize the mailboxes throughout the community as well as replacing the unrepairable units.

Next, we had a representative from Mad Science submit a proposal to use the Recreation Center for four weeks during the summer to run a science camp for kids. Tentatively scheduled are the following classes:

- Week of 06/21 - The Chemistry Mystery (6-11 yrs) explores the basics of chemistry
- Week of 07/19 - Preschool Camp (3 - 5ys; half-day camp): the type of camp offered has not yet been determined
- Week of 08/02 - How it Works (6-11 yrs) teaches the science behind inventions and the mechanical world. Kids will build their own items as well as a geodesic dome
- Week of 08/09 - Secret Agent Lab (7-12 yrs) offers a hands-on view of science that spies use such as decoding messages, night vision, metal detectors, etc.

You'll be finding out more about this program in the near future.

The board approved the bid from Terra Management to improve landscaping throughout the community. The improvements that will be made are building up of cul-de-sac grass areas that have subsided, pruning of the large trees, replacement of trees due to IKE damage, and re-doing the monument at the Rec. center.

The new kiddie pool structure is on order and will be delivered on 4/29 - note that the kiddie pool will have a one-week delayed opening due to installation of the new structure.

Stonebridge Park Update: we are still waiting on the permit from the county to begin the parking lot construction. We'll let you know when we've got the permits in hand.

*(Continued on Page 5)*

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## Board Meeting Recaps - (Continued from Page 4)

The board approved the purchase of four solar powered radar signs. The signs will display the posted speed limits and an LED display of how fast a vehicle is moving. Two of these signs will be installed on Southfork; the other two will be on CR 101. The signs will have internal software that will record statistical information that can be forwarded to BCSO. With this data, we can have the sheriffs patrolling our neighborhoods at the appropriate times.

**Board of Directors**  
**Silverlake HOA**

You can also contact the entire board and PCMI at [silverlakehoa@gmail.com](mailto:silverlakehoa@gmail.com).

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FOR MORE INFORMATION CONTACT:

[wcpearlandmomsclub@yahoo.com](mailto:wcpearlandmomsclub@yahoo.com)

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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.

## Home Sales/Rentals 2010

### *What's going on in home sales and rental activity in Silverlake?*

Compared to the first two months of 2009, the rental activity has decreased and the home sales have increased. The percentage ratio of listed to actual sales prices has increased in 2010 from 97.0% to 97.7%. The tax credit for first time homebuyers is thought to have boosted sales. Time is running out, however for this credit as it will end April 30th and properties under this program must close by July 31st.

According to the Houston Realtor, a monthly journal published by the Houston Association of Realtors for Real Estate Professionals, there is a high level of disagreement about when the recession will be over. The recovery process requires accepting the consequences of the recession and acknowledging that it will impact millions of American families for years to come.

Devaluation of real property has created a loss of wealth. Real estate consumers will be focused upon and expect value. This makes it important to maintain property values in our community. Consumers will generally be looking for the "essence" of the community as well as value in the home that is right for them.

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## ANNOUNCEMENTS

### *Hoa Meetings*

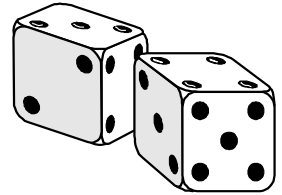
HOA meetings are held the 4th Tuesday of each month, 7:00 P.M. at the Recreation Center unless otherwise noted on the Silverlake HOA website. Meetings are open to members and your attendance and participation are encouraged!

### *Thinking Of Doing A Home Improvement?*

Before making any improvements/repairs or additions to your home you must have A.R.C. Approval. Please visit [www.silverlakehoa.com](http://www.silverlakehoa.com) to obtain a home improvement form and A.R.C. Guidelines. As a reminder Silverlake CCR's prohibit stained or painted fences and portable basketball goals.

## Bunco Anyone?

We have had a resident inquire about forming a BUNCO group. If you or someone you know is interested in playing Bunco, please email [silverlakenews@gmail.com](mailto:silverlakenews@gmail.com) and provide your contact information. If you are part of an existing Bunco group that is open to new members, please let us know when you play, so that we can post it in future newsletters. Thank you.





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## New Pearland Facility Rates Established

The City of Pearland has set membership fees for its new Recreation Center and Natatorium, as announced today by the Parks and Recreation Department. Located on the corner of Bailey Road and Veteran's Drive, the \$21.6 million facility aims to provide additional fitness and aquatic opportunities for both the Pearland community and surrounding cities alike. Completion is scheduled for late summer.

"We are very excited to offer our residents this type of high-quality facility which can be utilized for a number of health and fitness purposes," said Pearland Parks and Recreation Director Michelle Smith. "It's been a long time coming, but we are thankful to have the support of our community and hope that they will enjoy the facility for many years to come."

The 107,000 square foot Recreation Center and Natatorium is a joint partnership with the Pearland Independent School District and the Pearland Economic Development Corporation. The recreation amenities of the building will include a gymnasium, weight room, dance/aerobics room, racquetball courts, locker rooms and an elevated story indoor track. It also houses a multipurpose room, kitchen and a drop-in play area for children. Inside the natatorium is a 50-meter pool, two 3-meter diving boards, two 1-meter diving boards and a warm-up pool complete with a zero depth entry. The natatorium will also serve to both the Pearland High School swim and water polo teams. The project is funded with \$16.2 million in bond funds which were approved by Pearland voters in May of 2007, along with \$3.5 million from the Pearland Independent School District and \$1.9 million from the Pearland Economic Development Corporation.

## Eagle Scout Project 2010

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# Silverlake

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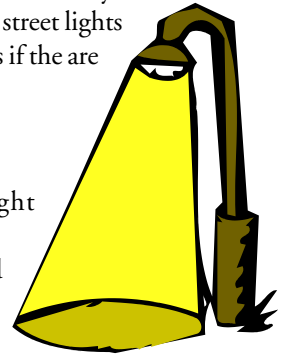
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4811 Lakefront Terrace	9518 Ashville	3519 Maverly Crest Court
1407 Barras	3218 Edgewood	4151 Sorenson
5331 Carmichael Circle	4542 Mayflower	1022 Bristol Way
3607 Englewood	1039 Sussex Trail	2905 Southbay
13910 Littleborne Birdwell	1439 Crystal Lake Circle	16711 Herridge
2710 Sandal Walk	11207 Briscoe Lane	3342 Southdown
14202 Stone Bluff	26123 Savory Springs	2662 Skyview Trace
3603 Beacon Court	3523 Sinvercreek	3036 Brooks Court
3626 Garrettsville	2914 Burgess Hill Court	1002 Bayhill
3803 Wimberley Hollow Lane	15815 Ironside Creek Drive	1126 Lasso Court
2707 West Oaks Boulevard	13620 Barton Meadow Court	0 Lee Road
3211 Southdown	3622 Willow Springs	3310 Stanton Court
11207 Murr Way	12205 Hidden River	2214 Manchester
3402 Huisache Court	2643 Skyview Grove Court	3010 Ashton Park
4707 Cedar Hill	105 Brigadoon10939	4202 Brentwood Park Drive
3210 Bennis Court	3815 Addison Drive	8114 Woodward
9001 Sungate	5421 Jefferson	3630 Quiet Meadow
903 N Wellsford	19082 CR 669D	5319 Dalton Reach
11315 Windy Creek Drive	3015 Becket	17507 Shadow Lawn
5802 Orchard Spring	Arendale	2738 S Cedar Hollow Drive
4540 Mayflower	1022 Tennyson	3207 Berryfield
3826 Forney Ridge	3214 N Peach Hollow	4806 Lakefront Terrace Court
3214 Edgewood	0 Blue Jay	5306 Silver Sage Lane
8107 Twin Hills	3307 Lightstar	2514 Cardinal Elm Street
4026 Ashview	2041 Lee Road	11304 Palm Bay
4102 Galloway	14310 Windy Crossing	8302 Radial Court
3410 Glastonbury	2511 Pecan Grove	3223 Worthington
10003 Hidden Falls	1003 Vatican Court	1122 Eastbour
2111 Woodland Court	7808 Gladstone	1122 Eastbourne
1039 S Wellsford	2712 Sienna Springs	1007 S Wellsford
2730 Skyview Knoll Court	4313 Leeland Street	4522 Fox Run
9612 Fairbrook Way	3519 Cascade Springs	4822 Linden Place
3614 Chadwick	1702 S Baden Oaks	822 N Wellsford
2709 Golden Creek	3302 Lawson	2603 Granite
3103 Aspen Lake	2806 White Oak	6503 Woodhaven
3502 Parkshire	3404 Beacon Bend Court	3318 Boursome
3706 Chatwood	2930 S Peach Hollow	11906 Southern Trails
3227 Spring Ridge Drive	13234 Stafford Colony	2419 Lansing
2475 Woodbury	6815 Caset Court	16230 Knollridge Court

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