



# Silverlake

news

Silverlake Homeowner's Association, Inc. Newsletter

September 2010 • Volume 2, Issue 9

## REVISED SILVERLAKE

### *Pool and Splash Pad Hours*

Beginning Aug. 23, when school is back in session, the Silverlake pool on Southwyck Pkwy will be open for weekend use only thru September 5th. The pool will be open Labor Day, September 6th.

#### **Below are the pool hours:**

Saturdays	10:00 a.m. to 8:00 p.m.
Sundays	11:00 a.m. to 8:00 p.m.
Labor Day, Sept. 6	10:00 a.m. to 8:00 p.m.

In response to resident requests, the Splash pad opening time has been moved up to 8:30 A.M.

Please contact the Silverlake HOA Board at [silverlakehoa@gmail.com](mailto:silverlakehoa@gmail.com) with any questions or concerns.

## ATTENTION ALL DRIVERS

### *School Is Back In Session.*

Drivers are reminded of school zones' reduced speed limits. Additionally, cell phone use is restricted in school zones. We love our children and want them to return home safely.



## SILVERLAKE ELEMENTARY NEWS

Silverlake Elementary PTO is selling cookie dough to raise funds for needed projects. The brochure that we've chosen offers pre-portioned cookie dough as well as other items. Choose from a delicious assortment of Gourmet Cookie Dough, Luxurious Cheesecakes, and Tempting Treats! Enjoy "home-made" cookies without the mess! These are perfect for holidays!

Please shop this delicious collection to support our school. A portion of every purchase is used to fund the many projects that directly enhance our students learning experience.

Our fundraiser will run from September 3rd through September 17th. Supporting our school has never been easier. We are counting on the Silverlake area community for your help in supporting our students and our school.

## SILVERCREST ELEMENTARY NEWS

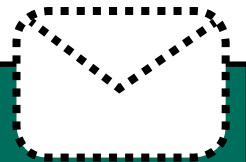
Please join us for our Back-to-School Celebration at Spring Creek Barbeque from 5 to 9 p.m. on Tuesday, Sept. 28. Silvercrest teachers will be serving bread and visiting with families. The top three homeroom classes with the highest attendance participation will each win a prize. This was our top performing restaurant night last year with Silvercrest receiving \$1,800. Let's try and top that this year! Come out and support Silvercrest while having fun with family and friends!

Macy's Shop for a Cause will be held on Saturday, Oct. 16. Tickets to the event are \$5, with 100% of proceeds benefitting Silvercrest PTA. Ticket buyers receive special discounts at all Macy's and on [macys.com](http://macys.com). If you still need a ticket, please contact Laura Wilson at [LonghornLaura@comcast.net](mailto:LonghornLaura@comcast.net).

Remember to clip and save those Box Tops for our Fall Box Tops contest in early October.

## Go Green Go Paperless

Sign up to receive the *Silverlake Homeowner's Association Newsletter* in your inbox.  
Visit [PEELinc.com](http://PEELinc.com) for details.



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(street lights need 6 digit pole #) <a href="http://www.centerpointenergy.com/outage">www.centerpointenergy.com/outage</a>	
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
For street sign concerns .....	281-756-1548
WASTE MANAGEMENT .....	281-487-5000
MOSQUITO CONTROL .....	281-331-6106 EXT. 1532
EMERGENCY .....	911
(always use if life or property are at risk)	
NON-EMERGENCY.....	281-331-9000
ANIMAL CONTROL.....	281-756-2265
CALL BEFORE YOU DIG .....	800-245-4545
TEXAS DPS .....	713-681-1761

## 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/](http://www.silverlakehoa.com/)*

## NEWSLETTER INFO

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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.

## NOT AVAILABLE 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).

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).



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## TALK TO YOUR CHILDREN ABOUT BULLYING

On Wednesday, August 4, 2010, Officer Pace of the Pearland Police Department led a discussion on bullying at the Silverlake Recreation Center at 2715 Southwyck Parkway. The purpose of the meeting was to discuss bullying from a law enforcement point of view.

Officer Pace pointed out that once school bullying becomes physical such as pushing, shoving, hitting or fighting, it becomes time for law enforcement to step in. Once the bullying has reached this point, it can be handled as a criminal offense.

Since the new school year has started, it's a good time for parents to sit down and discuss bullying with their children. Here's a little quiz to take as a whole family where you can discuss the answers in the home environment.

1. Is there a boy or girl (or maybe more than one) whom you've repeatedly shoved, or

punched or physically pushed around in a mean way just because you felt like it?

2. Have you hurt someone you don't like?

3. Have you spread a nasty rumor about someone in conversation, in a note, or through instant messaging or email?

4. Do you or your friends regularly keep one or more kids from hanging out or playing with you?

5. Have you teased people in a mean way, calling them names, making fun of their appearance, or the way they talk or dress or act?

6. Have you been part of a group that did any of these things – even if you only wanted to be part of the crowd?

If your child answers yes to any of these questions, it's time to explain to them how this type of behavior causes other kids a lot of pain, and how it can affect their ability to do



well in school or in their general happiness.

Remember, we as parents have a responsibility to bring our children up in such a way that they will become contributing members of society.

## Electricity is **ON SALE** at StarTex Power!



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## KEEPING UP WITH THE JONESES

There is a certain “look” to the homes in Silverlake; the homes here have the same general appearance, similar landscaping and run about the same size in each of the neighborhoods. However, that’s where the “look” ends.

Most of the residents here keep their lawns looking great; the lawns are manicured, green and lush. However, some homes need a little extra help. Here’s how you can keep your lawn looking just like everyone else’s.

First and foremost – homeowners should have their lawn cut on a weekly basis during the hot summer months. Mowing should include edging and weed whacking for those hard to reach areas. According to the CC&Rs: “Grass, vegetation and weeds on each Homesite shall be cut as often as may be necessary to maintain the same in a neat and attractive condition. Grass growing onto or over sidewalks, driveways, and curbs shall be presumed to be unattractive.”

Second, it’s important to remember that the sidewalks surrounding your home are your responsibility. If there is grass growing in the expansion joints, just put a little Round Up on it. You should also do the same with any grass that should grow in the expansion joints of your driveway. It’s amazing how this little effort will change the look of your property.



Next, please be sure to weed your flower beds regularly. Get the whole family involved! Kids can enjoy helping mom and dad in making the family home a thing of beauty.

Finally, please be sure to sweep up all of the grass clippings. You can sweep them back on your lawn to use as compost, or you should dispose of clippings in the trash. Please don’t ever put the clippings down the sewers; this will only cause the sewers to clog up, which can result in flooding during severe weather.

All of the above items will not only help you in meeting the maintenance guidelines of the CC&Rs, it will help to beautify Silverlake and maintain our property values.

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## PACK A LUNCH *With a Lesson in Nutrition*

Parents may urge their children to pack their lunch to lighten their own load during the busy school year but it also helps teach kids important lessons about nutrition and responsibility, said a Baylor College of Medicine ([www.bcm.edu](http://www.bcm.edu)) expert.

"Allowing children to pack their own lunch provides a great opportunity for children to take on more responsibility as they get older," said Dr. Teresia O'Connor, assistant professor of pediatrics - nutrition at the USDA/ARS Children's Nutrition Research Center (<http://www.bcm.edu/cnrc/>) at BCM and Texas Children's Hospital ([www.texaschildrens.org](http://www.texaschildrens.org)). "It is also a great occasion to talk to your child about a balanced diet and teach about healthy balanced meals."

Parents should offer a little guidance initially, however. Younger children and parents should pack lunches together, and as the child gets older, he or she can take on more of the responsibility. This way, parents can teach their children what constitutes a healthy lunch. Later, parents can check in with them, learn the child's preferences and help

make sure that everything is available from the grocery store.

No matter who packs the school lunch, O'Connor recommends that it include a serving of fruit and a serving of vegetables. Veggies can include carrot sticks, celery or some other cut up vegetable as well as sliced tomato or lettuce on a sandwich. Sandwiches can be made on whole wheat bread to get the whole grains recommended on [Mypyramid.gov](http://Mypyramid.gov), a resource of the USDA ([www.usda.gov](http://www.usda.gov)). Low-fat or skim milk or water makes a great drink option. Fruit is a good way to satisfy a sweet tooth, but a healthy lunch can still include occasional cookies or other sweets, O'Connor said.

"Sweet snacks have a place in a balanced healthy diet but the key is moderation," O'Connor said. "If the child gets a sweet at lunch, give them different choices for their after school snack or after dinner. Think about what the child ate throughout the whole day." The same rules apply if your child decides to buy lunch at school. They should select foods from a variety of food groups, including fruits and vegetables.

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### EARLY VOTING LOCATIONS

#### ANGLETON MAIN:

East Annex  
(Old Wal-Mart Building)  
1524 E. Mulberry, Room 144

#### ALVIN BRANCH:

Alvin Library | 105 S. Gordon

#### BRAZORIA BRANCH:

Precinct 4 County Barn  
1001 Market St.

#### CLUTE/LAKE JACKSON BRANCH:

Brazosport College  
500 College Drive

#### FREERPORT BRANCH:

Freerport Library  
410 Brazosport Blvd.

#### MANVEL BRANCH:

Courthouse North Annex  
7313 Corporate Dr.

#### EAST PEARLAND BRANCH:

Justice Of The Peace, Pct. 3  
Pl. 2 Courtroom  
2436 S. Grand Blvd.

#### WEST PEARLAND BRANCH:

Westside Event Center  
2150 Countryplace Pkwy.

#### SWEENEY BRANCH:

Sweeny Community Center  
205 W. Ashley Wilson Rd.

#### WEST COLUMBIA BRANCH:

W Columbia City Hall | 512 E. Brazos

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## SILVERLAKE HOME SALES ACTIVITY

*January through June, 2010*

A total of 85 homes sold and closed, during the first 6 months of this year, in Silverlake. Foreclosed homes are included in the information; however no rental activity is included. A summary grid of the statistics is included below for your information. Most meaningful statistics are the list price to sold price comparison, actual days on market and the sold price per square foot. Price per square foot is a helpful indicator that allows comparison to both similar and dissimilar properties in a homogeneous neighborhood. The minimum sold price per square foot was \$58.43, maximum \$120.42

with a median of \$80.60. The actual days on market statistic can be helpful in developing a marketing plan for your home, should you decide to place it on the market in the future. Traditionally a home will sell somewhere between 95% and 100% of the list price compared to the sale price. The percentage comparison median for Silverlake for the six month time frame is 97% with the actual lowest being 93%. This would indicate that homes are being priced reasonably and priced to sell.

### *Statistics from HARMLS - 85 properties found*

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP%	DOM	C DOM	Year Built
Min	1,556	3	2	0	60.20	\$151,000	58.43	\$142,500	93%	1	1	1989
Avg	2,669.45	3.79	2.39	0.71	83.81	\$223,738	81.61	\$217,849	98%	59.4	93.33	1999
Max	4,200	5	4	2	126.90	\$449,999	120.42	\$427,000	101%	199	595	2004
Median	2,596	4	2	1	83.00	\$204,900	80.60	\$195,500	97%	44	56	1999

*(Continued on Page 7)*

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## Silverlake Home Sales Activity - (Continued from Page 6)

There are currently 50 homes available for sale in Silverlake. The first six months of activity reveals that approximately 14 homes per month were sold and close, reflecting an absorption rate of 3.53. The absorption rate is the ability of the real estate market to absorb or sell all of the houses for sale in a given amount of time. The absorption rate for Silverlake is very healthy compared to the overall 7.9 absorption rate for the Houston area according to the Houston Association of Realtors MLS statistics. It is important to keep informed and up to date when there is a gap between the number of homes on the market and the number that do not sell. Here again we cannot overemphasize the importance of keeping up property values through your efforts by adhering to deed restrictions and continuing to take pride in your property and community.



## Recipe of the Month

### Apple Cake



- 3 medium apples, peeled & thinly sliced
- 1/4 Cup plus 1 tablespoon sugar
- 1 tbs plus 2 tsp cinnamon
- 3 cups flour
- 2 cups sugar
- 1 tablespoon baking powder
- 1 teaspoon salt
- 4 eggs, beaten
- 1 cup vegetable oil
- 1/4 cup orange juice
- 1 tablespoon vanilla

Combine first 3 ingredients, tossing well. Set aside.

Combine flour, 2 cups sugar, baking powder, and salt in a large mixing bowl. Combine next 4 ingredients; add to flour mixture, mixing well. Pour 1/3 of batter into a greased and floured 10 inch tube pan. Top with half of the thinly sliced apples, leaving a 1/2" margin around center and sides. Repeat layering, ending with batter on top. Bake at 350° for 1 hour or until a wooden pick comes out clean. Cool in pan 10-15 minutes; then remove from pan. Let cool completely. Sprinkle with powdered sugar, if desired.

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FOR MORE INFORMATION CONTACT:

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

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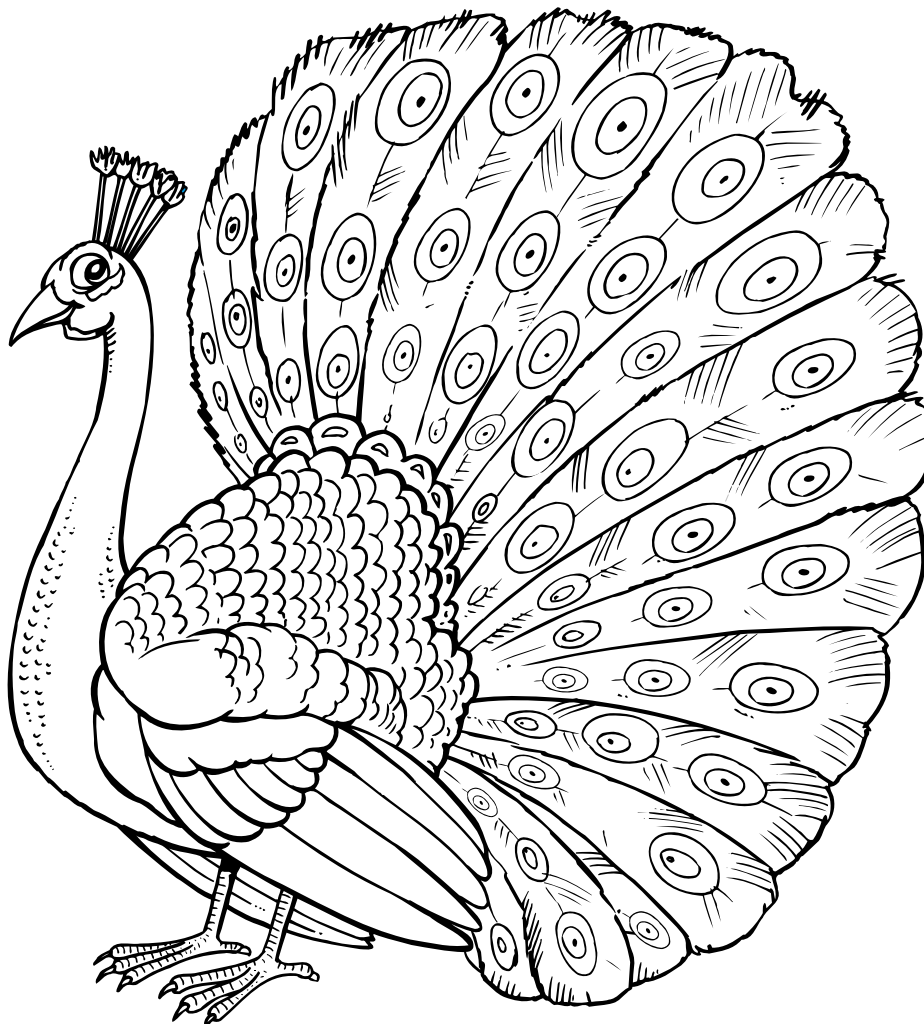
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