

Silverlake Homeowner's Association, Inc. Newsletter

December 2010 • Volume 2, Issue 12

Join the Fun & Don't Forget the Camera!

Breakfast with Santa Toy Drive

HO! HO! HO! It is that time again, neighbors. This year's Breakfast with Santa toy drive will be on December 11th from 9 am to Noon, at the Silverlake Clubhouse. It will benefit the Brazoria County Women's Center. This event has always been a crowd favorite for our neighborhood. The Center has come to count on the generosity of our wonderful neighborhood ever year to ensure that their kids have a nice holiday. Let's not let this year be any different!

We will have Santa there, of course, to greet all the kids and find out what is on their lists! We will have the Polar Express train along with a moonwalk or two. There will be crafts for the kids, cookie decorating, a full pancake breakfast made on site for everyone to enjoy!

The admission for this great event is only an unwrapped toy for the 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.

We would like to thank everyone that has supported this event in the past and look forward to seeing everyone again this year!

3rd Annual Holiday Decorating Contest

The Silverlake HOA is pleased to announce the 3rd annual Silverlake Holiday Decorating contest. If you would like to have your home decorating judged, please submit your name, address and phone number to SilverlakeHOA@gmail.com by December 17th, 2010. Judging of homes will begin on Saturday, December 18th 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!

Silverlake HOA Board of Directors Approves 2011 Management Fees

On Tuesday, October 26, 2010 at the regularly scheduled HOA meeting, the Board of Directors approved the annual maintenance fees for 2011. There will be no increase in the management fees for next year; the annual dues in effect for 2011 will be:

Silverlake Residents

\$ 580 per lot

The Gardens (additional fee)

- \$ 1,254 per year or \$ 104.50 per month
- The Estates at Lakepointe (additional fee) \$ 400 per lot

Commercial

\$2,420 per acre

All homeowners and commercial owners should receive their annual maintenance fee statement by December 1, 2010. Maintenance fees are due back to PCMI by January 1, 2011. Any fees that are received by PCMI after January 31, 2011 will incur a late fee of \$25 in addition to the regular interest charges.

We urge all homeowners to call PCMI at (281) 870-0585 if they have not received their maintenance fee statements by December 10, 2010. Remember, it is your responsibility to see that your maintenance fees are paid in a timely manner.

The board realizes that in these tough economic times that some of you might have trouble with paying your maintenance fees in one lump sum. If you would like to set up a payment plan, please contact Khara Mathews at (281) 870-0585 when you receive your maintenance fee statement. We want to work with you through these tough times; by setting up a payment plan, you can avoid any additional late fees or attorney's fees.

Silverlake

IMPORTANT NUMBERS

BRAZORIA COUNTY SHERIFF	
POISON CONTROL	81-654-1701
CENTERPOINT ENERGY (GAS)7	13-659-2111
Report streetlights out7	13-207-2222
(street lights need 6 digit pole #) www.centerpointener	
RELIANT ENERGY (ELECTRIC)7	
MUD #2 SEVERN TRENT	
MUD #3 & 6 SOUTHWEST WATER CO	
(formerly ECO Resources)7	13-405-1750
BRAZORIA COUNTY ROADS & BRIDGES	
(street and curb repairs)28	81-331-3197
For street sign concerns	
WASTE MANAGEMENT28	
MOSQUITO CONTROL281-331-610	6 EXT. 1532
EMERGENCY	
(always use if life or property are at risk)	
NON-EMERGENCY	81-331-9000
ANIMAL CONTROL	81-756-2265
CALL BEFORE YOU DIG	

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,Incwww.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.

Update on Single Stream Recycling In Silverlake

As we mentioned last month, the Boards of Directors for MUDs 2, 3 and 6 are making recycling even easier. This month we wanted to make a couple of additions regarding Waste Management's expansion of its recycling program, as well as make a correction that plastic grocery bags are recyclable.

Here's an updated list of acceptable recyclable items:

Magazines	Tin or Steel Cans							
Junk Mail	Brown Paper Bags							
Paperboard								
All Glass Bottl								
Plastic Bottles & Containers #1-2								
Aluminum Cans, Aluminum Foil and Pie Tins								
Paper Cardboard (such as Dairy and Juice Containers)								
	Junk Mail Paperboard All Glass Bottl ners #1-2 num Foil and Pie							

Plastic grocery bags are recyclable – however, Waste Management will not take them. Please be sure to take them to any of our neighborhood grocery stores for recycling. We called and confirmed that Randalls, Krogers, HEB, Target and Walmart all have recycling bins for these bags at the front of the store, usually close to the customer service counter. Please do not throw them in the trash or put them out for curbside recycling.

Waste Management also asks that you do not put any of these items out for recycling:

Food waste, films, plastic wrap, foam cups and containers, or plastic bottles and containers #3-7.

We are hoping to offer recycling of plastics #3-7 very soon – we'll keep you posted.

As we mentioned last month:

There is no need to separate any of these items out, just toss it in your recycle bucket, set it out for Friday pickup and Waste Management will take care of the rest!

If you are not currently recycling, please reconsider the option. To get your very own recycle bin, call Waste Management at 800-553-1902 and ask for your bin to be delivered to your home.



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Silverlake

3rd Annual Silverlake HOA Halloween Decorating Contest Winner!

Thanks to all the Silverlake residents who decorated their homes for Halloween, it took the judges several nights to cover all the entries. The final decision was a difficult one due to all the spooky houses to choose from, but the winner of the 3rd Annual Halloween decorating contest is Shannon and Doug Holden of Stonebridge. As the official winner, the Holden's will receive \$100 cash prize and bragging rights for the year.



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Silverlake

Silverlake Home Sales Activity - July 1, through October 31, 2010

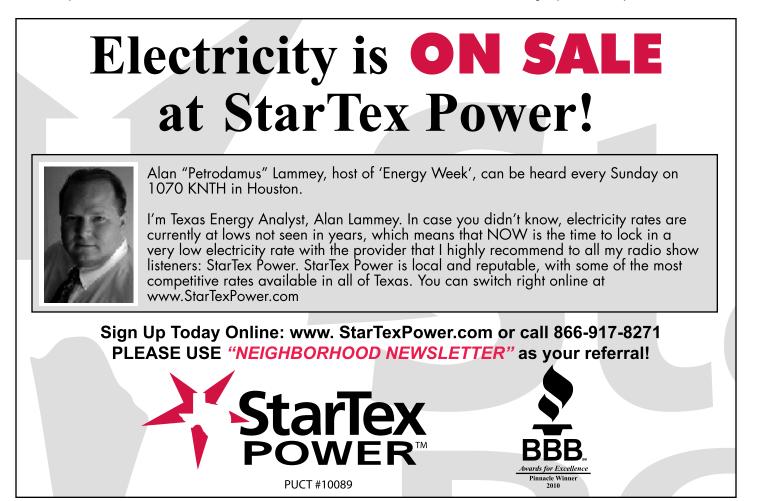
A total of 43 homes sold and closed during the four month period between July 1st and October 31st of this year. Four of the total properties that sold were foreclosed homes and sold at a price between \$66.00 and \$74.00 per square foot, which is less than the average but reflects a good price for the neighborhood. Other properties sold for an average price of \$80.63 per square foot. The table below shows the minimum, average and maximum indicators for the homes sold. It is apparent that discontinuation of the tax incentive program has impacted activity. This information has been provided by HARMLS.

S - 43 PROPERTIES FOUND												
	SqFt	Beds	FB	ΗВ	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	1783	3	2	0	66.52	159900	60.43	154000	72 %	I	I	1996
Avg	3029.84	3.95	2.56	0.65	83.66	253487	80.63	244297.53	96 %	56.65	103.67	2000
Max	4928	6	4	2	126.9	449999	120.42	427000	104 %	208	538	2003
Median	2845	4	3	I	80.92	225000	79.25	216000	96 %	45	73	2000

The absorption rate, or the amount of time for the real estate market to absorb the total number of homes for sale at a given time, is helpful in planning for the sale of a property. The absorption rate for Brazoria County is 8.4% while Harris County is 7.2%. There are currently 84 homes available for sale in Silverlake. There are also

an additional 17 homes under contract to close.

This information should be helpful to sellers or buyers with plans for a real estate transaction in the future. Remember to keep your property in optimal condition and adhere to the deed restrictions so Silverlake can be an exemplary community.



Silverlake

Be Aware of Your Postings on the Silverlake Homes Yahoo Group

With the recent tragedy in Silverlake and the break-ins and home invasions in Silverlake and Silvercreek, we all must be more careful of what we post on the Silverlake Homes Yahoo Group. That group is a great source of information for everyone; however, Captain Richard Foreman of the Brazoria County Sheriff's Department recently pointed out that some homeowners are posting their vacation plans and requesting information regarding restaurants, hotels, etc. in their chosen destinations.

It is really not wise to inform the 2,122 members of the Silverlake Homes Yahoo Group that you will be away from your home for a given period of time. Remember, this

group is not a restricted Yahoo group; anyone can join in the banter. We live in tough times; crime has gone up in the area, so please be sure to keep your holiday travel plans off of this public forum.





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Silverlake

Silvercrest Elementary News

Santa Night

Please join Santa and Mrs. Claus from 6 to 8 p.m. on Thursday, Dec. 2, in the Silvercrest cafeteria. We will serve pizza and pasta from Luigi's Italian Restaurant. The price is \$4 per person when pre-ordered or \$5 per person at the door. There will also be make-and-take crafts for the kids.

Box Top Winners

Thank you to all the families that submitted Box Tops during our fall contest. We collected just over 17,000 Box Tops, which will translate into Silvercrest PTA receiving a check for \$1,711.60. Congratulations to our winning classes: Mrs. DeLaPortilla – kindergarten; Mrs. Newton – 1st grade; Ms. Thornton – 2nd grade; Mrs. Schultz – 3rd grade and Ms. Calbert – 4th grade. We appreciate everyone's participation. Keep clipping those Box Tops since there will be another contest in February.

Chick-Fil-A Night

Please join us from 4 to 10 p.m. on Thursday, Dec. 9, at Chick-fil-A for our Silvercrest Elementary Spirit Night. Please notify the cashier that you are with Silvercrest, and 20% of your purchase will be donated back to our PTA.

4th Grade Celebration

Calling all parents of our Silvercrest 4th graders! The 4th Grade Celebration committee will hold its first planning meeting in January. Members of this committee will work with the teachers to plan a fun and memorable celebration for our 4th graders as they finish their time at Silvercrest. If you are interested in helping, please contact Laura Wilson at LonghornLaura@comcast.net.

For more information about Silvercrest Elementary PTA, please visit our website at www.silvercrestpta.org.

Responsibilities of Pet Ownership

According to the Humane Society:

- There are approximately 77.5 million dogs owned in the US
- There are approximately 93.6 million cats owned in the US
- 39% of US households own at least one dog
- 33% of US households own at least one cat
- 19% of owned dogs were adopted from an animal shelter
- 22% of owned cats were adopted from an animal shelter
- 75% of owned dogs are spayed or neutered
- 87% of owned cats are spayed or neutered

Based on these statistics, it's easy to say that Americans love their pets and Silverlake is no exception!

However, with the love of your furry companions comes a great deal of responsibility. The Silverlake CC&Rs address pet ownership in the following manner:

• No pets shall be permitted to roam free.

Let's face it, dogs and cats running loose are a danger to themselves and to your neighbors. To little kids playing in a front yard, neighbors picking up the mail or a jogger in the street, an unrestrained dog or cat can be considered a potential threat to those folks who don't know your animal. In addition, a free roaming pet is at risk of being struck be a vehicle at any given time.

Free roaming pets also don't clean up after themselves. The board is beginning to receive complaints from homeowners about dog feces in their front yards and in the common areas where joggers tend to run. Please keep your animals leashed at all times and clean up after them.

• Dogs shall, at all times when they are outside a Dwelling, be confined on a leash held by a responsible person.

We have a responsibility as both a homeowner and a pet owner to keep Silverlake a safe and clean neighborhood. We can do that by adhering to the rules regarding pet ownership.

FARMERS AUTO - HOME - WIND - FLOOD - LIFE

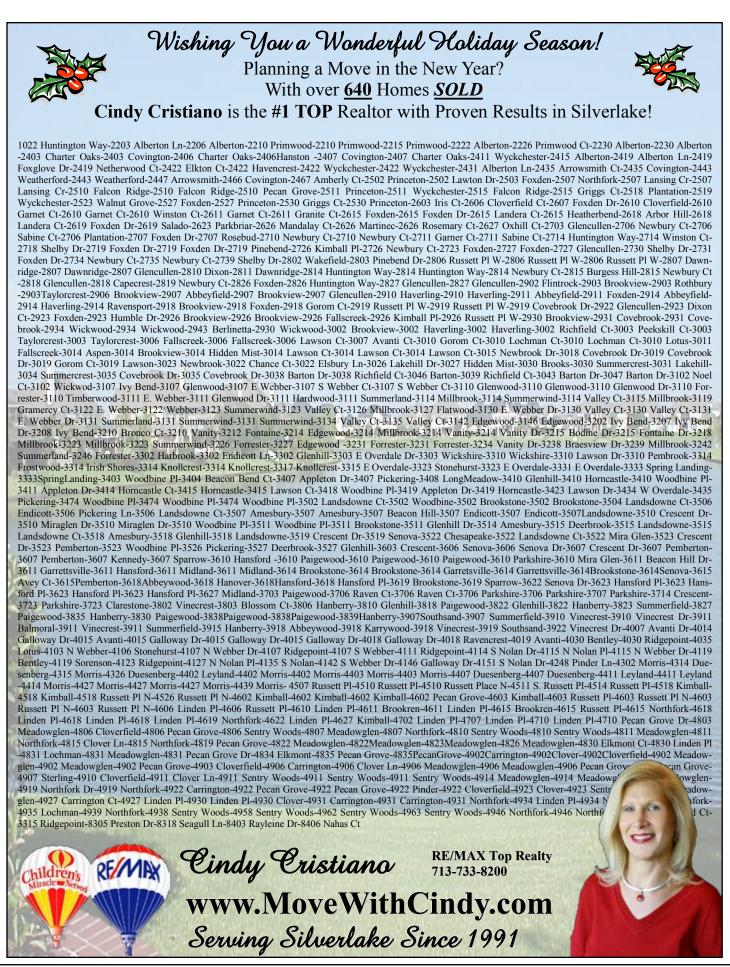
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Silverlake

ASK THE COACH

Dear Coach,

Each year, it seems like I have less time to work out. My days are more and more full with work and family! I want to stay active, but I can't seem to stay on track. *Help*

Dear Help,

You are not alone. There are 3 ways to attack it. The first is to put your workouts on your calendar. I like to schedule them in the morning so that it gives me energy for the rest of the day and I am less likely to skip it for something else.

Second, you can become more efficient in your movements. I constantly challenge my clients and myself to perform each exercise to its fullest. There is always room for improvement or a variation. Some trainers like to use unstable surfaces to do this (i.e. BoSu ball, Dynadisc, etc) but for most people, just learning the movement on a stable surface is enough. How many times do you see a person doing some weird dance while they are using a weight that is too heavy? I do schedule in the times where it is a gut wrenching workout, but I get a lot more results (strength gains, weight loss, speed gains, less soreness, etc) when I focus on form.

Third, try to combine activities. Take the stairs at work or get up every hour and make personal visits rather than using the phones to talk to a coworker. You can also have active time with your kids. Have fun and be silly on the playground. Your children will appreciate you more and you will be a great example for them too!



To submit your fitness/athletic questions to "Ask the Coach", please email silverlakenews@gmail.com.



Silverlake

Business Classified

LESS THAN A PENNY: You can run a business classified in the Silverlake News and reach all of Silverlake for only a penny per home. Call 512-263-9181 for details.

Classified Ads

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 1-888-687-6444 or *advertising@peelinc.com.*

Personal Classified

FOR SALE: Two separate 4-Piece Bedroom sets, good for age 4 to 15, Clean and Excellent condition. Boy: Captain set \$295, Girl: Sleigh set \$450. Judy 713-858-9540.

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 <u>silverlakenews@gmail.com.</u>

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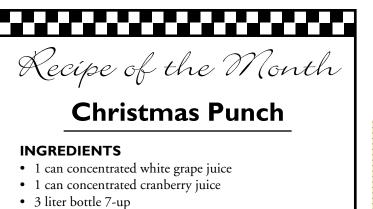
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Sundays at Pearland ISD Berry Miller Junior High School Pastor - Dariel Newman Worship Leader - Peter Scafidi Worship Leader - Haley Brown Fellowship - 9:00 am • Education - 9:30 am Worship - 10:30 am

Silverlake



DIRECTIONS

Combine. Garnish with fresh black cherries.







Angela and Andy Weirauch are pleased to announce the newest blessing to their family. Anna Josephine was born on October 5, 2010 at 1:12 p.m. Anna weighed 8 lbs 8 oz and was 20 inches long. Anna joins her two big sisters, Ava and Audrey, who are thrilled to have a new baby sister.

Have you recently had a baby or adopted a child? A new grandbaby? We want to hear all about it! Email us at silverlakenews@gmail.com.



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