



The **DREADED** Deed Restriction Violation Letter..

Well, you've had a hard day at work, you've got just one more stop to pick up the mail at the communal mailbox before you get to go home and have fun with the kids. You turn the key to your mailbox and out drops the "Dreaded Deed Restriction Violation Letter".

Many thoughts race through your mind, just to name a few: "What do the HOA Nazis want now?", "This is probably not even about my house!", or "I can do whatever I want with my home, who are they to tell me differently!"

So, just what do you do with that letter? Do you not open it, put it aside and just ignore it? Do you not even bother and just toss it in the round file? Well, the correct thing to do is to open the letter and respond to what's been written.

The management company has been contracted through the Silverlake Homeowner's Association to perform eighteen drive-throughs of the property. The purpose of the drive through is to determine if the property is in compliance with the Covenants, Conditions and Restrictions ("CC&Rs") for Silverlake. A copy of the CC&Rs can be found at www.silverlakehoa.com under the "HOA Documents" tab.

If a property is found not to be in compliance, the management company will issue the deed restriction violation letter informing the homeowner to bring the property back into compliance within 30 days. At this point, the homeowner has a couple of options available

to them, they can either bring the property into compliance or they can request a hearing before the board. Ignoring the letter is not an option.

During the next drive through, the management company will re-check the property to determine if it has been corrected. If the property is still out of compliance, another letter is issued to the homeowner as a reminder to take care of the violation. The final letter from the management company is the certified letter that states the homeowner 30 days to correct the violation.

If all deed restriction letters, including the certified letter, have all gone unanswered, the next step is the property is sent to the attorney. It is at this point that the homeowner will incur attorney's fees. The fees will be added to your account and will remain there until they are either paid or if your house is sold, the HOA will not reverse any fees charged by the attorney.

It is in your best interest as a homeowner that you respond immediately to any deed restriction violation letter that comes along. Please contact PCMI directly at 281-870-0585 with a timeline as to when the violation will be corrected. Once the violation is corrected, we suggest contacting PCMI what the work is completed.

Not only does compliance with the CC&Rs make our neighborhood look great, but it will save you money in the long run.

Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.

2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not

just dog owners.

3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.

4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.

5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

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
(street lights need 6 digit pole #) www.centerpointenergy.com/outage	
RELIANT ENERGY (ELECTRIC).....	713-207-7777
MUD #2 SEVERN TRENT.....	281-579-4500
MUD #3 & 6	
SiEnvironmental, LLC.	832-490-1600
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
CABLE/INTERNET/PHONE...COMCAST..	713-341-1000

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/

Clubhouse Rentals contact Leslie Coffey lcoffey@stes.com

NEWSLETTER INFO

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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.

Ten Reasons to Volunteer for the Community

- **Protect your self-interests.** Protect your property values and maintain the quality of life in your community.
- **Correct a problem.** Has your car been towed, or do you think maybe maintenance has been neglected?
- **Be sociable.** Meet your neighbors, make friends, and exchange opinions.
- **Give back.** Repay a little of what's been done for you.
- **Advance your career.** Build your personal resume by including your community volunteer service.
- **Have some fun.** Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
- **Get educated.** Learn how it's done—we'll train you.
- **Express yourself.** Help with creative projects like community beautification.
- **Earn recognition.** If you would like a little attention or validation, your contributions will be recognized and celebrated.
- **Try some altruism.** Improve society by helping others.

We Don't Need You Please do not volunteer to help the association or serve on any committees. Here's why:

- It's a giant, scary responsibility.
- Your neighbors will blame you for everything.
- All your free time will disappear, and you'll become enslaved to the association.
- You'll have to work with bombasts, dictators, figureheads, and puppets.
- You'll never have any fun ever again.
- Besides . . . there's no real reason to get involved; the community is in fine shape — we don't need you. NOT!

The Dawson Volleyball Booster Club will be hosting its second annual Bingo Fundraiser on Saturday, September 14th, from 7:00 pm to 10:00 pm at Dawson High School, 2050 Cullen Blvd, Pearland, Texas. Doors will open at 6:00 pm. Show your support and come to this family friendly night of fun which will include 10 games of bingo, door prizes, concessions, and a silent auction. The jackpot for the last game will be \$750. Bingo cards, daubers, and food will be on sale. Bingo cards will be sold at the event for \$25 for a 10 pack of cards, \$3 for a single card for regular games, and \$5 for a single card for the jackpot game. Pre-sale tickets for a 10 pack of cards plus a bonus card for the jackpot game can be purchased from Dawson volleyball players for \$25. The booster club is seeking donations from the community in the form of monetary donations, gift cards, or items for the silent auction. If you are interested in making a donation or purchasing tickets, please contact Yvonne Pirnik 281-997-1258.



OPENING September 2013!

WE'RE GROWING WITH PEARLAND! Same Great Doctors, New Location!



L TO R: Dr. Beth Yip, *Pediatrics*
Dr. Michael Leung, *OB/GYN*
Dr. Suma Manjunath, *Pediatrics*
Dr. Cherice Conley-Harvey, *Internal Medicine*
Dr. LeCresha Peters, *Family Medicine*.

To better serve the growing healthcare needs of Pearland, we're opening a new location in September 2013 that makes it easier and more convenient than ever to be KelseyConnected.SM This large, beautiful new Pearland Clinic is conveniently located at 2515 Business Center Drive, off Highway 288 and West Broadway.

All your physicians and medical services will be in the same building, with ample, free parking. Specialties include primary care (Family Medicine, Internal Medicine, Pediatrics) and specialty care (Endocrinology, Gastroenterology, OB/GYN, Orthopedics and Sports Medicine, Physical Medicine and Rehabilitation/Spine, Podiatry and Pulmonary Medicine). And, you'll have the added convenience of an onsite pharmacy to fill prescriptions plus expanded diagnostic and medical services including MRI and Travel Medicine.

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Do you need Silverlake vehicle stickers? Local law enforcement, Brazoria County Sheriff's Department ("BCSD") has recommended usage of vehicle stickers to more easily identify vehicles that "belong" in our area. Usage of stickers is entirely optional, but we recommend placing them in the lower right hand corner of your rear windshield. To get your stickers, contact us at silverlakehoa@gmail.com.

HALLOWEEN Decorating Contest

The Silverlake HOA is proud to sponsor the 6th Annual Silverlake Halloween Decorating Contest. Show your Halloween spirit and decorate your home. Who has the spookiest home in Silverlake? If you would like to have your home judged, please submit your name, address and phone number to Silverlakehoa@gmail.com by October 19th, 2013. Judging will take place at Midnight, Wednesday, October 23rd. The lucky winner will receive \$100 cash prize and a yard sign identifying their home as the winner.

This Dog Thinks He is
COOLER Than Your Pet

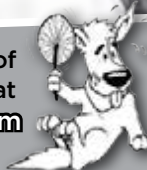
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that laying down?



YORK SPCA



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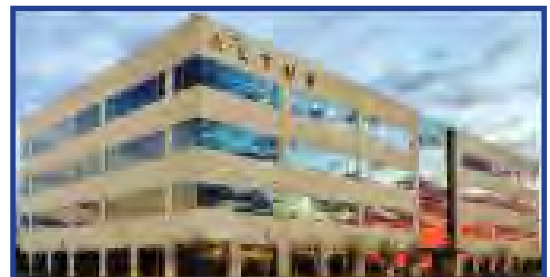
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SILVERCREST ELEMENTARY PTA NEWS

Fall Fundraiser

Our Mixed Bag fundraiser ends on October 4th. You should have received a product catalog & information in your child's folder. If you have any questions or need more information, please contact Stefanie Gilman at skgilman@hotmail.com.

Retail Partners

Please join us at Chipotle Spirit Night on October 1, 3-6:00 pm. Be sure to mention you are dining on behalf of Silvercrest Elementary & portion of the proceeds will be donated to our PTA.

Fall Food Drive

Our Annual Food Drive benefiting the Pearland Neighborhood Center will kick off on Monday, November 4th and continue through Friday, November 15th. The grade level that brings in the most items will be honored with a fun and healthy snack. More information will be sent home soon. If you have any questions please contact Pam Silberfein, Community Outreach Chair, at

713.248.1142 or email at epsilberfein@yahoo.com.

Become a STEP Reading Tutor

STEP is a program that pairs up adult volunteers with first graders who need extra support learning to read. This is a wonderful way to become involved at Silvercrest and the time commitment is just 30 minutes each week. If you are interested please contact Pam Silberfein at epsilberfein@yahoo.com.

PTA General Meeting

Please plan to attend our next PTA general meeting on Thursday, November 14th, at 6:30pm in the Silvercrest cafeteria. Find out how the PTA works on behalf of our school & how you can get involved.

Website

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



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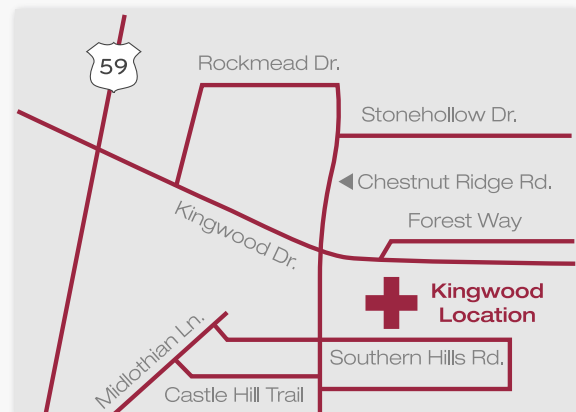


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