



Silverlake

news

Silverlake Homeowner's Association, Inc. Newsletter

September 2015 • Volume 7, Issue 9

NEIGHBORHOOD APPEARANCE

One of the reasons we have subdivision restrictions is to maintain the look and integrity of the neighborhood. When every homeowner abides by the rules, everyone benefits with high property values. Alternately, just a few violators can affect the impression visitors have of our neighborhood. The first impressions have an effect on people looking to buy homes in our neighborhoods, which eventually affects everyone's property values. Please look around your property and remember these rules apply to everyone. Especially the one that states you may not make exterior modifications without prior Architectural approval. If you do not have a form, visit www.silverlakehoa.com to obtain one and read the Architectural Guidelines. You will need a copy of the survey that came with your closing papers when you purchased the house.

Planned Community Management conducts monthly site inspections between the hours of 8:00 a.m. until 5:00 p.m. reviewing approximately 2800 homes. This is not an exact science. You as individual owners have to be a part of the solution if you wish your community to be maintained properly. One eight hour day per month is not going to do the job without your support. A team of two managers conducts these inspections. You may report deed restrictions at www.silverlakehoa.com by logging on as a guest and send your report in writing so nothing is let out of the letter. If it is easier, put it in writing and mail it in. As responsible citizens you will need to disclose your identity for the record. Your identity will not be divulged unless a lawsuit is filed as a result of your report. Verbal allegations of deed restrictions will no longer be honored if they are not visible during routine site inspections.

The main deed restrictions violations observed in the community are consistently the same ones viewed each inspection. Contractor signs left in front yards. This usually occurs when a pool is being installed, or the house is being painted or other renovation projects are underway. Trash cans/bags are to be placed out at the curb the night before pickup and taken back into the garage or behind the gate out of public view the day the trash is picked up. No one likes to view or smell someone else's trash. Houston is very humid. Therefore, when you receive a letter identifying a "stain" on the house, it means that mold and mildew

is growing into your home. Not good for your health, and if you read the exception clause on your homeowners insurance policy, you will see claims for mold are either exempt or limited to reduce the insurance carriers liability to pay claims. The newsletter has information on products available to treat this condition, your local home supply stores have them also.

This time of year front yards are a real issue. So many residents spend lots of time in the Houston heat and sun mow, edging, weeding planter beds, sidewalks and driveways. At the same time, you have the same owners who refuse to do so. If it is too hot for you or if you cannot be in the sun, then make arrangements to have a lawn service take care of this for you. Taking care of your lawn does not end with routine maintenance. Water, water, water. Fertilize, use weed abatement materials such as Weed & Feed and again, water, water, water. If you put together an irrigation plan by following the weather channel you will have fewer lawn problems and it costs less to water than to replace areas of sod, which again you have to water or the new sod dies off immediately. For those of you without a lawn service, you are responsible for treating the lawn to prevent diseases and pests to take over. Numerous articles have been provided to you through the monthly newsletter to assist you with addressing these issues. A copy of the newsletters may be found on the website at www.silverlakhoa.com if you misplace your copy.

We look for portable basket ball goals. No, we have nothing against portable basket ball goals, we have children also. Your recorded Declaration does not allow you to have them. Period. You may however, put them in the ground or on the face of the garage, as long as the garage is behind the front of the house line. Take advantage of this and install them. The cost of installing the basket ball goal is going to be much less than the legal fees you will incur for non-compliance.

If we see recreational vehicles in the community we take into consideration whether or not there is a major holiday involved. If not, you may only have it there to load or unload and it must be taken back out of the community. The same applies to trailers, jet skis, or other items. We are required to send the letters so that these items are not there again when we come back in 30 days. We

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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	
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
...AT&T.....	800-288-2020

SILVERLAKE HOA INFO

C/O KHARA MATHEWS

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

HOA website: www.silverlakehoa.com/

Clubhouse Rentals contact

Sherita Jeter at Sherita.Jeter@STServices.com

NEWSLETTER INFO

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To Submit Articles/News.....silverlakeupdates@yahoo.com

PUBLISHER

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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.

Neighborhood Appearance (Continued from Cover Page)

appreciate the fact everyone has extenuating circumstances that sometime occur and if you go to the website at www.silverlakehoa.com to report that you are bringing a boat in to clean it up for the season and that it will be there for 2-3 days for this purpose we will make a note in our computer in an attempt to (1) not send you a letter unless the 2-3 days have passed by the time we arrive, or (2) can let resident who calls the boat in know that you have already notified the association what is going on. If you have a major landscaping project you are working on and have to bring a trailer in to haul items away or bring them in, or if you have to have a load of mulch dropped on your driveway that may be there for a week or two, that will also be noted in the computer and we will work with you during your project.

We look for people working on vehicles, broken fences or missing pickets, items stored on the side of the house, oil in the driveway or on the street in front of the house. Items that drastically take away from the beauty of the neighborhood you reside in and take pride in. We also report barking dogs, loose dogs, pets that poop on your lawn, people that block your driveway when they park on the street or other nuisance issues as a courtesy. Many of the personal matters need to be addressed by speaking with neighbors – “you may not be aware, but...” because in the long run your neighbor relations will eventually have to be handled by you personally. If it cannot be seen from a vehicle driving through the community during business hours once per month, you have to be part of the solution. This is after all, your community.

When you receive the first written notice from the association, take time to read it, evaluate what is being asked of you and take care of the problem. It was sent to assist you in that regard not to harass you. If you receive the same letters over and over, you possibly need to get an expert to evaluate the situation. If you receive one that was intended for your neighbor because it was his trash can that had blown into your yard or both driveways are parallel and it was in the wrong place, just get on the website and let us know. We will make a note in your file that it was not yours. We are using a laptop computer in a moving vehicle. Laptops and people make mistakes and we want to correct that for you. The inspections are not about being right or wrong. They should be taken optimistically as a means to assist the community to maintain its high standards and a commitment on all sides to work to that end. Let us know how we may assist you and have a beautiful Silverlake day.

UPCOMING DATES TO REMEMBER

Pool hours for the remainder of the season are as follows:

August 29 through September 6

weekends only from 10 AM to 8 PM

Labor Day, Monday September 7

10 AM to 8 PM

Tuesday, October 6

National Night Out (more details to follow)

October 31 - 8th

Annual Halloween decoration contest (more details to follow)



ALL PETS OFF YOUR PROPERTY MUST BE ON A LEASH

Please be advise all pets are required to be on a leash when off your property per Brazoria County i.e. cats, dogs to report any violators please contact Sherita Jeter at Sherita.jeter@stservices.com please provide the homeowners address so that we can send out notification to the pets owner(s). Also per the Conditions, Covenants and Restrictions for the community there are only "common household pets allowed, not to exceed a total of two (2) pets, may be permitted in a Dwelling".

The association appreciates your attention in this matter!

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Skills: Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

Benefits: Commission Based
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PEEL, INC.

Vandalism and Graffiti

You may or may not have noticed graffiti showing up again in the community. The Silverlake Board of Directors has approved a \$1,000 reward leading to the identification and conviction of any offenders. Removal of graffiti is costly and timely and the expense is ultimately coming from the homeowners. Vandalism is a crime punishable by monetary fines, jail or both. Members of the Board ask for your help in keeping a watchful eye out for any vandalism and/or graffiti. Report your information to any of the Board members or the Brazoria County Sheriff's Department at 281-331-9000. It is important to keep our community beautiful.

GO **GREEN**
GO **PAPERLESS**



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Classified Ads

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

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Back To School

School started in August, so now is the time for drivers to pay closer attention to the school zones in the neighborhood. We want to remind you that the speed limit in a school zone is 20mph and traffic fines double!

Other changes to be aware of include;

- Children behaving unpredictably
- School Bus Stops
- Crossing Guards – please obey the guards! Remember, they are there for the safety of you and your children
- New areas of traffic congestion
- Be prepared for delays
- Use of cell phones in schools zones is prohibited!

Please give yourself extra time in the mornings and mid-afternoons and remember if you are traveling in a school zone to slow down.

Time To Slow Down!



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A collage of various nature and travel photographs, including a person with a green contact lens, a red parrot, a waterfall, a beach, and a person in a boat.



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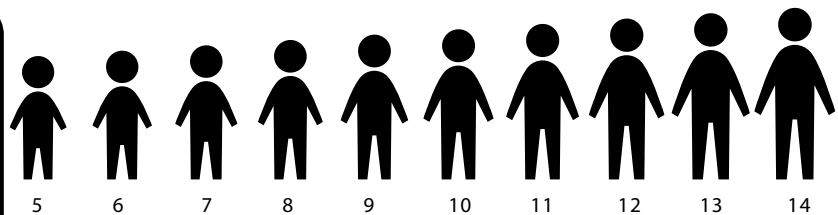
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56 Texas children have already lost their lives to drowning in 2015

DROWNING IS PREVENTABLE