

# SILVER OAKS OWNERS ASSOCIATION

## PHASE II

P.O. Box 2177

Crestview, FL 32536-2177

Find us on: [www.silveroaksflhoa.com](http://www.silveroaksflhoa.com) and also on

FaceBook@ Silver Oaks in Crestview Florida

### HOMEOWNERS:

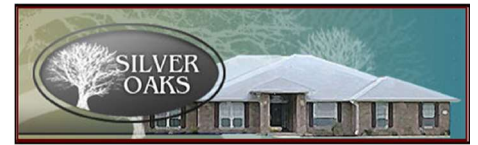
The annual budget for 2022 is being reviewed and updated as needed to ensure we are able to cover all of the expenses anticipated for the next year. Be on the look out for your 2022 HOA dues assessment invoice in early January. Any questions regarding the HOA budget can be addressed to [Treasurer.SilverOaksFLHOA@yahoo.com](mailto:Treasurer.SilverOaksFLHOA@yahoo.com).



## PRESIDENT'S MESSAGE

As many of you are aware, there was recently a Facebook post in which a homeowner brought their personal matters to a public forum and used that opportunity to make personal attacks and blast the Phase II HOA Board of Directors (BOD) members. I am very proud to say that the BOD members refrained from commenting and responding to these attacks. Not only do we avoid making public comments regarding residents, it would be inappropriate to contribute. The BOD goes above and beyond what is required per our covenants, bylaws, and F.S. 720 before passing any matter off to our legal team. Once handed off to legal, the BOD is bound to cease all communication with the client until the matter is resolved.

Furthermore, personal attacks and comments such as "out for blood" could also be taken as threats. Please understand that the BOD treats all members the same, we do not single anyone out, and would appreciate the same respect back that we give you. Rest assured, your current BOD and committee members work very well together and are committed to keeping our neighborhood looking and running well. There were also comments made regarding the amount of time your members actually spend on their duties; while this is not really up for anyone's debate, most of us spend several hours a week fulfilling our commitments. While 99% of the homeowners do not attend the monthly meetings; usually because they don't have time, can't fit it into their schedule, or don't care to attend, we are here every month to complete our assigned duties. If you feel would be a better fit on the BOD than one of us, there are elections every year, (which no one ever shows up for).



### Upcoming Events

#### October 19

Phase II Board Meeting – 6:30 PM @ Crosspoint Church

#### October 23

Fall Yard Sale  
(Rain Day October 24)

#### October 24

Pool Closing

#### November 16

Phase II Board Meeting – 6:30 PM @ Crosspoint Church



### Phase II Board Members

President – Chris Alvarado  
Vice President – Derik Smith  
  
Treasurer – Eileen Kurtz  
Secretary – Melissa Peacock

At-Large – Vacant  
At-Large – Vacant  
At-Large – Kim Johnson

#### Committees

Architectural/Landscaping – Robert McKenzie  
  
Pool – Cheri Dickson

The past year has been a very busy and expensive year, as we have had to face many obstacles and challenges. The most expensive of the projects was the Havenmist pond flood, two homeowners' properties were damaged during that time. Once the waters receded, we met with the Okaloosa County engineers for help preventing future reoccurrences. The engineers strongly recommended that we clear as much brush around the pond as possible to help keep all the storm drainage clear. So far this year for the pond clearing, washout repair and to repair the damage caused by the flood, we have spent nearly \$15,000. This required a lot of time from the BOD members meeting with the county officials, getting quotes from contractors, and working with the homeowners to ensure their property was repaired to their satisfaction.

The next projects requiring attention are pool repair and tree trimming. The pool currently has 2 holes in the plaster that will cost slightly over \$2,000 to repair. We have heard several homeowners in the past comment that they would like to close down the pool and fill it in; surely that would be a huge mistake. The pool is a huge selling point for our neighborhood, and getting rid of it would cause all of our property values to plummet. There are many trees on both common areas and resident's properties that are encroaching over the roadway. This causes the larger trucks that enter the sub-division to rub against them causing them to break and several homeowners have asked the HOA to trim back trees. We have received several quotes, and just to have the common area trees trimmed are estimated to cost \$9,000, we would still have to work with homeowners to get them to trim their tree limbs back. The alternative to this would be having Arena Landfill place a large dumpster at the pool and ask for max participation from the residents to go around trimming trees and putting all the clippings in the dumpster over a weekend or two. The problem with that is, no one ever shows to help out, so the job would get left to the committee and board members to complete. I am not willing to attempt to organize that until we would get reassurance of max participation.

Ultimately, you have a great team working for you, and we enjoy working with each other. There is never a need to resort to personal and or character attacks. Feel free to contact me with any questions or concerns, I will be happy to talk with you.

v/r

Chris Alvarado

HOA President

Silver Oaks Phase II

208-590-4249

[President.silveroaksflhoa@yahoo.com](mailto:President.silveroaksflhoa@yahoo.com)

## Note to Homeowners contemplating new remodeling and landscaping

Please refer to the website and HOA Covenants when planning your projects. All projects which add exterior changes to your property must be approved by your Phase II HOA Architectural Review Committee.

**Guidance regarding solar panels and metal roofs is on the website under Newsletters & Other Info. While most ARC requests are approved by the ARC Chair, these requests will require approval of the Board of Directors.**

Project requests and supporting documents are now submitted online on the HOA Website @ [www.silveroaksflhoa.com](http://www.silveroaksflhoa.com) under the link labeled "ARCHITECTURAL/LANDSCAPE REVIEW" and must be submitted to the HOA Board for approval PRIOR to any work commencing.

**There is a \$10 fee for each request (payable to Silver Oaks Phase II HOA);** the fee is addressed in the covenants. Instructions for completing the form are on the website. If you have any questions or comments, please do not hesitate to contact Robert McKenzie (Mac) for clarification.



## **POOL CLOSING!!**

The pool closes for the season Sunday, October 24<sup>th</sup> at 10pm. All pool keys will be placed on "inactive" status until 2022 HOA fees are collected. The pool reopens in March, usually around Okaloosa county's spring break schedule. The exact date will be announced on Silver Oaks Facebook page.

### Pool Keys:

**Phase 2 Homeowners:** Retain your existing pool key for use next year. **Do NOT** return your key. However, if you lose your key, the cost for a replacement is \$40.00. Your pool key will not be reactivated until 2022 HOA dues are paid in full.

**Phase 2 Non-homeowners (renters):** Return your existing pool key to the drop box on the Saratoga pool gate. Once the homeowner pays the 2020 HOA dues, a pool key will be reissued to you.

**All of Phase 1 Pool Members:** Return your existing pool key to the drop box on the Saratoga gate. You may purchase a new pool key in the spring for \$175.00.

**DROP BOX POSTED IS ON THE SARATOGA GATE ENTRANCE FOR POOL KEYS.**

I would like to take this opportunity to thank you for keeping the pool area clean, getting the garbage can out and back, and closing the bathroom doors after use. The pool is OUR community pool and I really appreciate you. See you in the spring....at the POOL! *Cheri Dickson, Pool Chairperson*



## In the Community

Halloween

Veteran's Day

Thanksgiving

Hanukkah

Christmas

COVID-19 continues to be a part of our lives, so please take the appropriate measures to be safe and stay healthy.