

SILVER RIDGE IN ACTION



A PUBLICATION OF THE SILVER RIDGE HOMEOWNERS' ASSOCIATION, INC. ORLANDO, FLORIDA

SILVER RIDGE - A DEED RESTRICTED COMMUNITY

H.O.A. ANNUAL MEETING/ELECTION RESULTS

The Association gathered for its annual general meeting and election on March 6, 2000. Unfortunately, not enough members were represented in person or by proxy to have the minimum 10% participation. Therefore, the meeting had to be adjourned and re-convened on April 26, 2000. There was enough participation at the reconvened meeting to conduct the Annual Election.

The members of the Association elected three Directors to fill the terms that expired in March. Eric Oelschlager was elected to a three year term of office. Linda Harrell was elected to the two year term, and Tony Greene was elected to a one year term.

To encourage attendance at the meeting, the Association held a drawing for a \$50 Home Depot Gift Certificate. This certificate was won by Charlotte Muyanga.

BREAKING NEWS! *(And this time it's good!)*

For **years** the Association has been asking for a traffic light at the entrance at Silver Star Road. Time after time, the Florida Department of Transportation (FL-DOT) would do traffic counts, then reject our requests, saying that there wasn't enough traffic leaving the subdivision to justify a light.

For 15 years we have suffered with long delays during morning rush hour trying to turn left onto Silver Star Road. The problem gets worse every year, because of the growth to our west and north. But we just got the incredible news that **the state has decided to install a traffic light at the entrance to our subdivision!** Can you believe it?

How did this finally come about? The Association has been in negotiations with FL-DOT for nearly a year because of the widening of Silver Star Road. The state has "taken" the strip of land between the road and our front wall. The Association owned this land. In exchange for the land, the Association asked for \$75,000 and the installation of the traffic light. The state finally agreed to these terms. We don't know all the details yet, but we hope the light will be installed when road construction begins, early in 2001.

The road widening will necessitate that the removal of part of the island at the front entrance, and also the "Silver Ridge" sign. The Association's Board has voted to save the \$75,000 to redesign, rebuild and re-landscape the entrance area, and make other improvements. The Board may also explore ways to slow down the traffic on Silver Ridge Drive – perhaps installing landscaping islands in the center of the street, or speed humps.

The members of the Board wish everyone a safe, joyful Holiday season, and a very
Happy 2001!!!

Neighborhood Improvement Committee

The SRHOA Board has recently implemented a new initiative. This new initiative is called the Neighborhood Improvement Committee (NIC). It is co-chaired by Tony Greene and Tony Harrell, and includes other members of the community.

This new committee has, as its goals the following:

- To increase community involvement
- Maintain the high standards for community appearance as outlined in our Deed Restrictions.
- Protect Property Values
- Reduce costs associated with Deed Violations (i.e., Attorney's Fees)

The NIC will accomplish these goals by acting as an intermediary between the homeowner's and the Board in areas that concern deed restrictions and quality of life in SR. In the past, Deed Restriction violations were gathered by the Board and after going through a prescribed set of steps of notification and warnings, would then be turned over to association's attorneys. Once these matters were turned over to the attorneys it became an even more automatic process, which unfortunately and ultimately led homeowners paying unnecessary and avoidable sums of money to resolve these matters.

With this new initiative, the NIC will receive these reports of Deed Restriction Violations (e.g., unkempt lawns, dilapidated fences, painting, etc.) from the Board first. The NIC will then inform the homeowner of the violation(s) and then attempt to work with the homeowner to insure that the violation is rectified.

This new process will, we hope, save everyone concerned time, frustration, embarrassment and most importantly, money.

The NIC will also attempt to use the power of bulk buying to get deals with local businesses for our residents on things such as;

- Fence repair services, Roof cleaning services, Landscaping services, Painting

So when you receive a letter from the NIC, please remember that this committee has been formed to be an aid to the members of our community.

If you are interested in serving on this or any other HOA committee please contact us by voicemail at 407-293-4117.

Who's Fence is it Anyway?

Many of our homes were sold with wooden fences that were installed by the builder, without much regard for who would actually own them. After 12 to 15 years, these fences are approaching the end of their lifespan. Homeowners often ask how to tell who is responsible for repairing or replacing these fences. The answer isn't always clear, but here are a few rules of thumb.

- Check the property survey you received when you purchased your home. If a section of fence is mostly within your property boundary, you are responsible.
- If the fence is exactly on the property boundary, you will need to cooperate with your neighbor to decide how to proceed.
- When in doubt, assume **you** are responsible. Don't have a "war of neglect" with your neighbors while the fence is falling down. The Association can and does enforce the deed restrictions that require fences be kept in good repair.
- Remember when installing new fence, the finished or "good" side of the fence should face your neighbor's property. The finished side must always face the front street, and the side street on corner lots.
- Do-It-Yourself-ers, be aware that cable TV main lines are buried along the back edge of most yards. Call Adelphia **and** TWC to request they mark their lines so you don't damage them when digging holes for fence posts.

NO SIGNS!

Please remember that the **only** signs allowed by our deed restrictions are real estate "For Sale or Rent" signs.

Signs for political candidates, home daycare, businesses, etc. **are not allowed.**

Garage Sale signs must be removed immediately after the sale.

In the common interest of our property values, the Association will enforce this deed restriction!

SILVER RIDGE IN ACTION

is a quarterly publication of the Silver Ridge Homeowner's Association, Orlando, Florida.

Eric Oelschlager, Editor

Silver Ridge In Action is intended to promote awareness and community spirit within the Silver Ridge subdivision.

Suitable articles and letters may be submitted for publication to:

Silver Ridge In Action
Silver Ridge Homeowner's Assoc.
c/o Don Asher & Associates
52 E. South Street
Orlando, FL 32801-3396

Submitted articles may be edited.

Neighborhood Watch

Recent developments in and around our quiet community have really served as a wake up call to many of the residents of Silver Ridge. This is especially true for those unfortunate few who have been victims of these incidents.

The area surrounding our community is undergoing substantial change due to growth. One of the changes that usually accompanies growth is an increase in crime. Crime is something that seems almost unavoidable in our day and time. But instead of putting our collective heads in the sand, we need to do something about ridding our neighborhood of crime. The SRHOA Neighborhood Watch committee offers you the opportunity to do just that!

Neighborhood Watch is our best defense against crime. We are in urgent need of homeowners to step up and identify themselves as being willing to participate in Neighborhood Watch.

Participation is easy. When you call one of the numbers below just tell them you want to register with Neighborhood Watch. What this means is that if you see something suspicious going on in our neighborhood, or if (heaven forbid) you fall victim to crime you will call your block captain immediately after notifying the Sheriff's department. Your block captain will call the area supervisor (as well as the other neighbors on your block) to pass on the information. The area supervisor, in turn, will call all the block captains to pass on the information. The block captains will call all the residents on their blocks and pass on the information.

Registration serves three purposes:

1. Registration puts you on the telephone notification list
2. Registration allows SR to meet the required percentage of homes participating in Neighborhood Watch so that our NW will receive the support and backing of the Sheriff's office
3. Registration tells criminals and potential criminals that if they are in our neighborhood, they are being watched!

Please call today:

- | | | |
|------------------|--------------------------------|----------------|
| ▪ Primary Number | SRHOA Voice Mail | (407) 293-4117 |
| ▪ Linda Harrell | Neighborhood Watch Coordinator | (407) 290-0693 |
| ▪ Johnny Greene | SRHOA President | (407) 293-7212 |

Fun Stuff Nearby

Sometimes we get so busy we don't notice the changes around us. Here are a few new things in our area:

- West Orange Trail – Orange County's longest bike, hike, jog and skate trail now passes just a short distance from Silver Ridge. You can park your car at the Apopka-Vineland station on Apopka-Vineland road, just north of Clarcona road. The nicest part of the trail heads west to Winter Garden, Oakland and Lake County (about 14 miles). Or you can head north toward Apopka (about 6 miles.) A short spur trail also goes to the Clarcona Horseman's Park, where you can watch horse riding competitions on some weekends.
- A new playground at the former site of the Sunland Hospital, south of Silver Star Christian Church.
- A new BMX bicycle track at Bennett Park near the Central Florida Fairgrounds.

Also, the county is considering building a new park near the Evans 9th Grade Center. This new park may have a skateboard park and bike trails. Visit the Orange County Parks' website at <http://parks.onetgov.net/>

Clip and Save this INFO

SILVER RIDGE HOMEOWNERS' ASSOCIATION

(407) 425-4561

<http://www.geocities.com/colosseum/Base/4133/index.html>

Board of Directors

Sam Branch
Johnny Greene
Tony Greene
Linda Harrell
Eric Oelschlagel

Officers

President – Johnny Greene
Vice President – Sam Branch
Treasurer – Linda Harrell
Secretary – Eric Oelschlagel

Association Management

Don Asher and Associates, Inc.
52 E. South Street
Orlando, FL 32801-3396
(407) 425-4561 (manager)
(407) 843-5169 (fax)
(407) 293-4117 (voicemail)

Board Meetings

All members are welcome to observe the monthly Board Meetings, held at the Orange County Public Library, N. Hiawasse Rd. (near Publix.) Meeting dates and times are posted on the signs at the entrances to the subdivision.

Orange County Sheriff's Department

Suspicious Activity / Non-Emergencies

(407) 737-2400

Is Your House Tacky or Classy?

Tacky

- × Cars parked on the lawn
- × Keeping cars that don't run
- × Oil stains on driveway
- × Garbage cans in plain view
- × Garbage cans, recycling bins and yard waste sitting out 3 days before pickup
- × Boat out front
- × Fence with broken slats
- × Litter in the street
- × Dead, brown lawn
- × Grass hanging over the curb, into the street
- × Tree branches hanging down to the ground
- × Overgrown trees or shrubs blocking the sidewalks
- × Cardboard boxes on the front porch
- × Rusty old mailbox
- × Worth LESS money

Classy

- ✓ Cars parked in the garage
- ✓ Putting unused cars in the garage, or getting rid of them
- ✓ Driveway clean and bright
- ✓ Garbage cans hidden in garage or behind the fence
- ✓ Waiting to put the garbage out until the night before pickup
- ✓ Boat in the garage
- ✓ Broken fence slats replaced
- ✓ Litter cleaned up
- ✓ Healthy green lawn
- ✓ Grass neatly edged along driveway, sidewalks, and curb
- ✓ Lower tree branches pruned
- ✓ Sidewalks clear of obstructions
- ✓ Flowers on the front porch
- ✓ New mailbox
- ✓ Worth MORE money.

Special Events!

Third Annual Silver Ridge Holiday Luminary Event

December 24, 2000

8 p.m. to 11 p.m.

Candlelit bags - luminaries ("luminaria" in Spanish) are a traditional part of the Christmas celebration in Hispanic cultures. Also popular in the Southwestern U.S, this beautiful tradition is spreading everywhere.

Each year we have growing participation in this event. This year's goal is 50% of the homes having the luminaries placed every 6 ft along the sidewalk and lit from 8 p.m. to 11 p.m.

Should you wish to participate, please call our voicemail at 407-293-4117 on or before DECEMBER 7. Please leave your:

- name,
- address
- telephone number
- number of bags that you will need

and these will be available to you at NO CHARGE!!!



SILVER RIDGE
NEIGHBORHOOD WATCH
BLOCK PARTY
12 NOON – 4 P.M.

Near Retention Pond on Danforth & Golden Rock

COME MEET
YOUR HOME OWNER ASSOCIATION BOARD MEMBERS
AND NEIGHBORS

FREE FOOD, FUN AND MUSIC
ON DECEMBER 9, 2000.

PLEASE JOIN
NEIGHBORHOOD WATCH

Enter the drawing and WIN \$50 Home Depot Gift Certificate

WE LOOK FORWARD TO SEEING YOU

Financial Summary – Income and Expenses 1/1/00 – 10/31/00
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The 2000 year-to-date income and expense figures are shown in the following table:

Income or Expense Category	Actual Income	Budgeted Income	Actual Expenses	Budgeted Expenses
Dues	43578	36833		
Interest on Dues	296	0		
Interest Earned	494	0		
Misc Income	160	0		
Rd Widening Compensation	88534	0		
Landscape & Maint			9409	10417
Utilities (Water, Elec)			1976	3167
Misc Expenses			817	833
Reserve Fund Contributions			0	1870
Management Contract			11713	11713
Legal Expenses			22674	1667
Insurance			2746	3750
Misc Administrative (includes meetings, postage, printing, supplies)			2541	3417
Totals	133062	36833	51876	36834

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 c/o Don Asher & Associates
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 Orlando, FL 32801

FORWARDING & ADDRESS CORRECTION REQUESTED