

SILVER RIDGE IN ACTION



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

SILVER RIDGE - A DEED RESTRICTED COMMUNITY

Happy Holidays from Your Association!

Another year is quickly drawing to a close. About this time each year, we look back at how hectic life's been, and we promise ourselves that next year, we will somehow take more time to be with our family, friends and neighbors. Funny it never seems to work out that way.

This year, more than ever, we are reminded how precious life is, and how short it can be. So our wish for all is that you have a joyous holiday season. And don't wait another day to tell your loved ones – family, friends, *and neighbors* – how much they mean to you.

Though we may have differences – political, religious, ethnic, or otherwise, we've all chosen this nation, this state, this city, this neighborhood, as our home. Let's work together to make it better each and every day!

Association's President Johnny Greene Passes Away

By Eric Oelschlager

The Association lost its president, Johnny Greene on June 24, 2001. Johnny succumbed to complications of sickle-cell anemia. This heartbreaking disease often claims its victims during middle age. Johnny was only 40. He and his wife had just started a family.

Johnny was a member of the Board for more than three years, and served as president during that time. Prior to that, he was active in our Neighborhood Watch program.

We have all been shocked and saddened by this loss. Most of us didn't know of Johnny's struggles with sickle cell, and its painful complications. Instead we knew an optimistic man who balanced marriage, career, graduate-level studies, and community service. Johnny didn't burden us with his difficulties; instead he expressed his concern for others - truly a remarkable and inspiring person.

New Board Members Elected May 17, 2001

The Association's annual meeting was re-convened on Thursday, May 17, 2001, continuing the original meeting and election scheduled March 8th. This was necessary because we did not have enough participation (10% quorum) at the meeting on March 8th to be able to legally conduct the meeting.

The Board consists of five Directors, whose terms of office last one, two or three years. The terms of office are staggered, so that all do not expire in the same year. We elected two Directors to fill the terms that expired this spring, and we elected a third director to serve the remainder of the term which was resigned by Sam Branch.

Four candidates presented themselves at the meeting: Johnny Greene, Tony Greene, Yvonne Sabater, and Matt Steinhoff. Yvonne was elected to the three year term, Johnny to the one year term, and Tony to the balance of Sam's term (2 years.)

At its August 9 meeting, the Board appointed Matt Steinhoff to the Director's position vacated due to Johnny's death. Since this was the first Board meeting following the annual election, the Board also elected Officers for the 2001-2002 term. President is Tony Greene, Vice President is Eric Oelschlager, Treasurer is Linda Harrell, Secretary is Matt Steinhoff.

Redesigned Website at Your Service

The Association's website has been upgraded to be more useful and informative. For example, you can read or print the Association's charter documents (the By-Laws, etc.) print a copy of the architectural improvement request form, or see a calendar of Association events – meetings dates, etc.

There are also email links if you wish to contact the Directors and Officers of the Association. If you want to know what the Board's been doing lately, you can find recent meeting agendas and minutes online too.

You can even read or print back issues of this newsletter. We also post headlines of interest to the neighborhood, so you can stay up-to-date between issues of the newsletter.

We hope that having this information available round the clock makes doing business with the Association a little easier. So give us a visit at <http://www.silverridgehoa.org>

Checked Your Dryer Vent Lately?

By Eric Oelschlager

Don't forget to check your dryer vent periodically. This may not sound like the most exciting weekend project, but it's important for energy efficiency, longer dryer life, and most importantly, fire safety. A clogged vent causes lint to build up inside the dryer, where it can catch fire.

There are several warning signs that your dryer vent may be clogged:

- clothes seem to take longer and longer to dry
- the top of the dryer becomes hot to the touch while running
- the dryer's heating element burns out

Many of us have dryers that vent to the roof, rather than to an outside wall. If your dryer is not located against an outside wall, it probably vents to the roof. Typically, there is a small metal vent on the roof, shaped somewhat like an upside-down 'J', with the opening aiming downward.

Clean lint from
inside pipe with
weighted rag

Remove lint
from screen

roof

The opening has a mesh screen which keeps birds and squirrels out. However that screen collects lint, which blocks

the airflow, making the dryer work less efficiently. I find I have to climb up on the roof to clean the screen every few months to keep the dryer running well.

Also, since the vent pipe travels upward such a long distance, gravity works against the lint particles suspended in the airflow, and they tend to collect on the inside of the vent pipe, as shown in the drawing. Recently, a neighbor said he found the vent tube literally packed with lint. This should be cleaned every few years, more often if you have a large family with lots of laundry. You'll probably need the help of an assistant. Unplug the dryer, and disconnect the flexible vent tube from the wall. Then attach a small weight (such as a small wrench) and a fluffy rag to a sturdy piece of string, and lower that into vent pipe from the roof. The second person waits at the bottom, and removes the clumps of lint knocked loose by the rag.

Following these two step will kepp your dryer running safely and efficiently.

Tips on Roof Cleaning

By Eric Oelschlager

Few things can make a whole house look like, uh... HECK as a mildew or algae-stained roof. No matter how nice the landscaping, or how fresh the paint, the effect is ruined if the roof is covered with mildew stains.

It's inevitable that mildew will grow in this climate. Many of you have received letters from the Association regarding roof stains. There are several ways to take care of this mess. The easiest and safest is to hire a roof cleaning company, such as Mallard Systems (<http://www.mallardsystems.com/>). I had my roof cleaned almost 3 years ago, and it has stayed virtually stain free ever since. Expect to pay about \$200 to \$250 for the service, including driveway and sidewalks.

Home Depot sells a product called "M-1 Deck & Roof CLEANER". It's

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.

\$20/gal; most houses would probably need more than one gallon. Dilute it 9:1 with water, apply with a pump-up sprayer, then rinse with a garden hose. It can also be used on decks, sidewalks, and driveways. See <http://www.mlhousewash.com/deckandroof.htm> for more information on this product. Be aware that it contains sodium hydroxide, a very potent chemical, which can burn eyes and skin. And be careful on the roof - wet algae is very slippery.

Pressure cleaning is not recommended, since high pressure water will damage the shingles. For more tips on roof cleaning, visit <http://www.manofthehouse.com/cleanroof.htm>.

NEIGHBORHOOD MAINTENANCE ISSUES

Reprinted by permission, OCHA News Sept 2001

OCHA Editor's Note: Below are excerpts of a Letter to Residents originally printed in the University Woods News, the publication of one of our OCHA members. It was written by Donna Knight, a former board member for their neighborhood and is reprinted with her permission and that of the current board. This letter makes a compelling case for neighbors to follow their association covenants and restrictions. We thought that OCHA News readers might benefit from reading how other associations remind their residents of the value of living in a community with a homeowners association.

A LETTER TO RESIDENTS

Next time you drive through the neighborhood, take a moment and really look around at the houses and yards. Try to put yourself in the mindset of someone who might be considering a home purchase and is out looking at property to buy. Does the appearance of the community appeal to you? Do you think your investment in a home would be safe here? Or are there little things that would help the community look better and appeal more to potential buyers?

As time has passed, and our community is no longer "new", some aspects of the appearance of our neighborhood have improved. Many homeowners take pride in the look of their home and yards, and have added improvements like pools and porches, and planted some beautiful plants and flowers. Most homeowners regularly maintain their lawns and bushes, and take care that trash is kept in an area where it is not likely to be disturbed by animals and wind, and blown or scattered into the street or neighboring yards. Most homeowners make sure that their vehicles are properly maintained and are not in disrepair in their yards or the streets. All of these things bode well for the appearance of any community, and help protect the investments of all of its owners.

Sometimes, however, situations become obvious that detract from the neighborhood's appearance. You know these situations when you see them - cars parked on lawns, trash

and junk items laying in driveways and front yards, and lawns that haven't been properly mowed are among them. These conditions are known to be turn-offs to potential buyers, and enough of these conditions in a community will cause homes to be sold for less than they need to be, real estate agents to price them lower than they should be, and appraisers to value them at below the value they would if the overall community was better maintained.

When you bought a home in University Woods, you agreed by taking possession of your deed to abide by the documents that govern the homeowner's association (HOA). Membership in the HOA, along with the duty to pay assessments and adhere to the rules, is mandatory under Florida law. For many of you, this was actually an enticement to buy in University Woods. You rightfully felt that the appearance of the neighborhood (and thus your investment) would be guarded by the fact that all property owners were required to follow the rules. Property values are so much of a concern all over Florida that all new subdivisions are now built under mandatory homeowners associations. Many banks and mortgage companies will not lend money in a neighborhood that is not governed by an HOA, fearing loss of value due to maintenance issues.

It is the obligation of the Board of Directors to enforce the rules contained in our governing documents. As the community is getting a little older, it is becoming more important than ever for property maintenance restrictions to be heeded. Starting this spring, the Board will take a very proactive approach to community appearance by letting residents know when they need to pay more attention to their property's appearance. The vast majority of residents support more effort to improve the appearance of the neighborhood and continue the escalation of our property values.

Some of the things that need to be noted:

- Parking on surfaces other than pavement is not allowed. This includes yards and the grass between the sidewalk and the street.
- Grass needs to be cut on a regular basis, especially in the summertime. The county will eventually cite anyone whose lawn is overgrown.
- Trash cans need to be kept out of driveways, and need to be secured at all times.
- Homes that need to be painted must receive prior approval on colors from the Board. Other home improvement projects that need to be approved are pools, fences, sheds, driveway additions, and porches.

The Board of Directors takes very seriously its responsibility to the homeowners in the community to make sure that their investments are protected. We hope that you will take a look around at your own property now, and see if there's anything you can do that will help the community look better, and keep University Woods a beautiful place to live.

The Silver Star Road-- S.R.438 Reconstruction Project

By Yvonne Sabater (with special thanks to Ruby Rozier for her assistance with this article)

On or about January 2, 2002, the Florida Department of Transportation is *supposed* to start the long, tedious task of widening this road. Its purpose is to improve the safety and traffic flow efficiency. The FDOT plans to widen the road in Ocoee and unincorporated Orange County. This reconstruction entails widening Silver Star Rd. from 2 to 4 lanes from Clarke Rd. in Ocoee to Apopka Vineland Rd., and from 2 to 6 lanes from Apopka Vineland Rd. to Hiwassee Rd.

The project includes excavating 4 retention ponds, installation of 200 drainage structures, 6 miles of drainage pipe; curbs and gutters, and bike lanes. Sidewalks and traffic signals will be upgraded. Work is scheduled to be completed by Spring 2004. No lane closures will be allowed from 6 am. to 10 pm.

Editor's note: In preparation for the road expansion, the utilities have been disconnected at our front entrance. This means we no electricity for Christmas lights in the island this year.

Howdy, Neighbor!

By Matt Steinhoff

By way of introduction, I'm Matt Steinhoff. I grew up in West Palm Beach, Florida and moved to Orlando three years ago to take a job with the Orlando Sentinel. My wife, Sarah, and I moved into Silver Ridge January 2001 just a few months after getting married.

Questing for our first house, we visited dozens of other neighborhoods before choosing here. Silver Ridge was by far the best and as a bonus, we didn't have to sell any vital organs to afford the neighborhood.

How I became a member of the board of directors, and secretary of the homeowner's association is a greater mystery. Mostly, no one else wanted the job and I had made the mistake of showing up at one too many meetings!

Many of you have lived here -- both Silver Ridge and Central Florida -- longer than I. Please share with me your concerns for our community. My email address is secretary@silverridgehoa.org. Don't hesitate to contact me.

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Sturdy copier for small office use. Makes 1 to 99 copies. Reduces/enlarges 70% to 122%. Paper supply tray handles up to legal size paper. Manual paper bypass for feeding special (color or size) paper without removing paper supply tray. Auto and manual contrast control. New toner cartridge (uses Canon A30 or compatible cartridge.) Visible indicator warns when toner is running low. **SIZE:** 28in(W) 18in(D) 11in(H), including output tray. **FOOTPRINT:** 15in(W) 16in(D) fits on top of most filing cabinets!

Contact: vice_president@silverridgehoa.org or 407-293-4117

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SILVER RIDGE HOMEOWNERS' ASSOCIATION

(407) 425-4561

<http://www.silverridgehoa.org>

Board of Directors

(407) 293-4117 (voicemail)

Tony Greene
Linda Harrell
Eric Oelschlager
Yvonne Sabater
Matt Steinhoff

Officers

President – Tony Greene
Vice President–Eric Oelschlager
Treasurer– Linda Harrell
Secretary – Matt Steinhoff

Association Management

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

Board Meetings

All members are welcome to observe the bi-monthly Board Meetings, held at the Orange County Public Library, N. Hiwassee 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

2001 Financial Summary – Income and Expenses 1/1/01 – 10/31/01

The 2001 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	43083	36833		
Interest on Dues	235	0		
Interest Earned	965	0		
Misc Income	280	0		
Recovery of Legal Expenses	1795			
Landscape & Maint			8571	9167
Utilities (Water, Elec)			1385	1458
Misc Expenses			1598	833
Reserve Fund Contributions			0	245
Management Contract			11713	11713
Legal Expenses			7771	6667
Insurance			2744	3333
Misc Administrative (includes meetings, postage, printing, supplies)			3026	3416
Totals	46358	36833	36808	36832

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 c/o Don Asher & Associates
 52 East South Street
 Orlando, FL 32801

FORWARDING & ADDRESS CORRECTION REQUESTED