

SILVER RIDGE IN ACTION



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

SILVER RIDGE - A DEED RESTRICTED COMMUNITY

THREE NEW DIRECTORS ELECTED AT ANNUAL MEETING

The Association's held its annual meeting and election on Tuesday March 24, 1998, at the Oasis Community Church. A quorum of members was represented at the meeting, in person and by proxy.

The election was held to fill three of the five positions on the Board of Directors. Johnny Greene was elected as Director for a three-year term of office. Stewart Harris was elected as Director for a two-year term. Carol Dillion was elected as Director for a one-year term. (Ms. Dillion has since determined that she is not able to serve her

term, leaving this position vacant). These terms of office began at the conclusion of the March 24th meeting.

Immediately following the election meeting, the new board held its first meeting, to elect the officers of the Association. Johnny Greene was elected President, Sam Branch was elected Vice-President, Linda Harrell was elected Secretary, and Carol Dillion was elected Treasurer.

From the Association's New President – *by Johnny Greene*

Greetings Fellow Homeowners and Residents of Silver Ridge!

Let me first start by saying how thrilled and honored I am to be YOUR Homeowners Associations new President. It is my hope and intention to exceed the expectations that you have come to have of your Association Presidents. I intend to accomplish this feat by doing three things:

1. Listening to what people have to say, no matter what it is (complaints, suggestions, criticism, praise, etc.).
2. Observing the dynamics of our neighborhood to better understand how the Homeowners Association (HOA) can make a positive difference.
3. Strictly adhering to the rules and provisions of our HOA deeds, covenants and restrictions.

I realize, thanks to my previous interactions with the Board, that there are many more dynamics involved but I feel confident that with these three things as a foundation I should be able to make a good start.

I also realize that in order to make the HOA work we will need YOUR cooperation and assistance. We need every Silver Ridge resident to pitch in if we are going to keep our neighborhood a place that we are proud to say we live. You can accomplish this by doing two things. The first thing we all have to do is insure that we are abiding by those rules and provisions that I mentioned earlier. The next thing is to get involved with the community through the HOA. We plan to launch/continue a number of major initiatives for which we will need volunteers. The most immediate of these initiatives are: the Architectural Control Committee (ACC), the newsletter, and our Neighborhood Watch program. Your involvement is absolutely critical to the success of these activities. We understand the time

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.

constraints everyday life puts on us, and as such we will respect your other commitments and make the time you spend volunteering constructive.

I look forward to working for you and with you in the upcoming years.

1998 Budget

During its December 1997 meeting, the Board of Directors approved the following budget for fiscal/calendar year 1998:

Silver Ridge Homeowner's Association, Inc 1998 Budget

<u>Expenses</u>	<u>Budgeted Expenses</u>	
	<u>1997</u>	<u>1998</u>
<u>Maintenance</u>		
Mowing	9600	9750
Landscape Improvements	2500	0
Sprinklers	1300	400
Walls & Fences	3596	500
Total Maintenance	16996	10650
<u>Utilities</u>		
Water	2160	2500
Electric	720	750
Phone	132	132
Total Utilities	3012	3382
<u>Misc</u>		
Misc	1500	1000
Expense to Reserve Funds	0	1356.4
Total Misc	1500	2356.4
<u>Administrative</u>		
Meetings	500	140
Postage	1000	1000
Printing	1350	1350
Equipment	1350	0
Management Contract	5304	14055.6
Legal	4000	6000
Insurance	3000	3000
Total Administrative	16504	25545.6
Grand Total Expenses	38012	41934

Upcoming Monthly Board Meetings

The monthly Board meetings are now being held at the meeting room at the Orange County Public library, 7210 W. Colonial Drive (near Olive Garden, at the Home Depot shopping center.)

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SILVER RIDGE HOMEOWNERS' ASSOCIATION

(407) 425-4561

email: feedback.silver.ridge.hoa
@juno.com

Board of Directors

Sam Branch
{vacant}
Johnny Greene
Linda Harrell
Stewart Harris

Officers

President – Johnny Greene

Vice President – Sam Branch

Treasurer – Linda Harrell

Secretary – Linda Harrell

Association Management

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

Board of Directors Meetings

All members are welcome to observe the monthly Board Meetings, held the second Tuesday of each month, 7:00 PM, at the Orange County Public Library, 7210 W. Colonial Drive (near Olive Garden.)

Orange County Sheriff's Department

Suspicious Activity / Non-Emergencies

(407) 629-8400

Any member is welcome to listen in on the Board meetings. The Board meeting schedule for the upcoming months: Tue Jun 09, 7:00pm. Tue Jul 14, 7:00pm

Termites Declare War - *What You Can Do to Defend Your Home*

by Charles Waugh.

Reprinted by permission, Orange County Homeowners Association (OCHA) News, April 1998.

Swarming termites arrived early this year with the onset of warmer, wetter weather thanks to El Niño. It behooves all of us to stop and take notice of the severity of the damage that can result to our homes from subterranean termites.

Research indicates that one billion dollars worth of damage to homes in the United States is caused by subterranean termites with about one-half of this amount in Florida alone. IT IS A SERIOUS PROBLEM. We need to ask ourselves "what can we, as homeowners, do about it?" There are two options. Do nothing and wait until termites infest our home and then call a pest control company for treatment or start a preventative program. There are basically two preventative programs available, the traditional termiticide barrier system and termite colony elimination systems. There are pros and cons applicable to both systems and many pest control companies offer both. As a concerned homeowner you should give both systems your serious consideration.

Some items to be considered are:

1. COST: A traditional system for a home measuring 250 linear feet will initially cost about \$800.00. For the same home the colony elimination system will initially cost about \$1550.00. However if the stucco on your house goes below ground level it will have to be trimmed to maintain the warranty. *Adding* the cost of the stucco trimming (about \$3.00 per linear foot) brings the initial cost of the two systems rather close. Most pest control companies offer a limited warranty and a full warranty that figure into the cost. A limited warranty usually only provides additional traditional treatment of the termite infestation in such manner as the pest control company deems appropriate. The difference in cost between a limited warranty and a full warranty is the cost of the insurance premium sometimes called the bond which is about \$350.00 Monitoring cost of the traditional system runs about \$130.00 a year for an annual inspection. The cost for monitoring the colony elimination system runs about \$23.00 a month for monthly inspections (\$276.00 a year). It must be

remembered that the traditional system must be renewed every five years (another \$800.00) because the useful life of the chemicals used in the treatment is five years There is no renewal requirement for the colony elimination system. The bottom line is no matter which system is chosen the cost is essentially the same.

2. IMPLEMENTATION: Initial treatment for the traditional system is disruptive. A trench has to be dug around the home to accept the chemicals and holes have to be drilled through concrete driveways, sidewalks, porches and pool deck if there is a pool to provide access to power spray the chemicals under the foundation. Initial treatment for the colony elimination system is non disruptive and requires holes two inches in diameter and twelve inches deep to be placed approximately every ten feet around the perimeter of the home to allow emplacement of the monitoring devices. When termites are found in the monitoring stations, bait is introduced into that station and additional baited stations are added to eliminate the termite colony.

3. SYSTEM EFFECTIVENESS:

Neither system is one-hundred percent effective. Is one system better than the other? This is debatable, however several local pest control companies that offer both systems have stated that the colony elimination system is the most effective. The colony elimination system is monitored on a monthly basis and the traditional system is monitored on an annual basis. Also, university research has shown that traditional methods do not provide termite colony elimination.

Charles Waugh is a resident and distinguished citizen of Palm Cove Estates where he has served as a member of that community's Homeowners Association's Board of Directors. This article represents the results of Mr. Waugh's personal research and is not intended to endorse any single commercial product or service provider. Cost estimates included in this article are based on quotes Mr. Waugh received and may vary depending on the company and the products they use.

COMMUNITY CONCERNS

THE BOARD OF DIRECTORS FOR SILVER RIDGE HOMEOWNERS ASSOCIATION, INC. HAS INDICATED THAT THE FOLLOWING PROBLEMS/CONCERNS ARE MAJOR DETRIMENTS TO THE COMMUNITY PROPERTY VALUES. THE BOARD WISHES TO NOTIFY EVERYONE THAT, BEGINNING IMMEDIATELY, THESE RESTRICTIONS WILL BE ENFORCED, AND YOU MAY BE SUBJECT TO LEGAL ACTIONS IF THE ASSOCIATION'S REQUEST IS NOT COMPLIED WITH. THIS IS IN AN EFFORT TO ENHANCE THE PROPERTY VALUES, AND MAKE OUR COMMUNITY A BETTER PLACE TO LIVE.

PAINTING – MOST OF THE RESIDENCES ARE IN NEED OF PAINTING AND/OR CLEANING OF THE EXTERIOR. IN THE EVENT YOU HAVE PAINTED IN THE PAST, AND THE PAINT IS AN UNAPPROVED COLOR, YOU WILL BE GIVEN A GRACE PERIOD OF TWO YEARS TO HAVE THE RESIDENCE REPAINTED. CONTACT MANAGEMENT FOR ARCHITECTURAL CONTROL COMMITTEE (A.C.C) FORMS, AND PLEASE SUBMIT COLOR SAMPLES WITH THE COMPLETED FORM.

ROOF CLEANING – THE ROOFS ARE SHOWING SIGNS OF MILDEW AND ALGAE STAINING. THIS CREATES AN UNSIGHTLY APPEARANCE, AND SHORTENS THE LIFE OF THE SHINGLE AS WELL. THESE NEED TO BE CLEANED OR REPLACED. YOU MIGHT TRY TO CLEAN THE AREAS WITH ONE PART POOL BLEACH (CHLORINE) AND THREE PARTS WATER, APPLIED WITH A HOUSEHOLD (LOW PRESSURE) SPRAYER, AS ROOFING EXPERTS RECOMMEND.

DRIVEWAY STAINS – MANY DRIVEWAYS ARE STAINED WITH OIL, GREASE AND OTHER FLUIDS. THIS IS UNSIGHTLY, AND NEEDS TO BE CLEANED. THIS CAN BE ACCOMPLISHED BY PRESSURE CLEANING AND DETERGENTS (TRI SODIUM PHOSPHATE).

YARD DEBRIS AND TRASH – ALL TRASH CONTAINERS ARE TO BE STORED OUT OF SIGHT, AND YARD DEBRIS BUNDLED NEATLY AND LEFT OUT ON THE APPROPRIATE DAY (NO MORE THAN 24 HOURS IN ADVANCE OF PICKUP). THIS HELPS TO KEEP THE APPEARANCE OF THE COMMUNITY NEAT AND ORDERLY. WEDNESDAY IS YARD WASTE COLLECTION DAY!!!!

COMMERCIAL VEHICLES - PARKING OF ANY COMMERCIAL VEHICLES IS A VIOLATION OF THE SILVER RIDGE DEED RESTRICTIONS, AND WILL BE STRICTLY ENFORCED. SHOULD YOU HAVE A BUSINESS VEHICLE, ALL INDICATIONS THAT IT IS A BUSINESS VEHICLE ARE TO BE CONCEALED WHILE IT IS ON THE PREMISES. PUBLIC STORAGE OF COMMERCIAL VEHICLES IN THE COMMUNITY IS NOT ALLOWED.

Good News! The Board anticipates that the front wall will be repainted by mid-June!