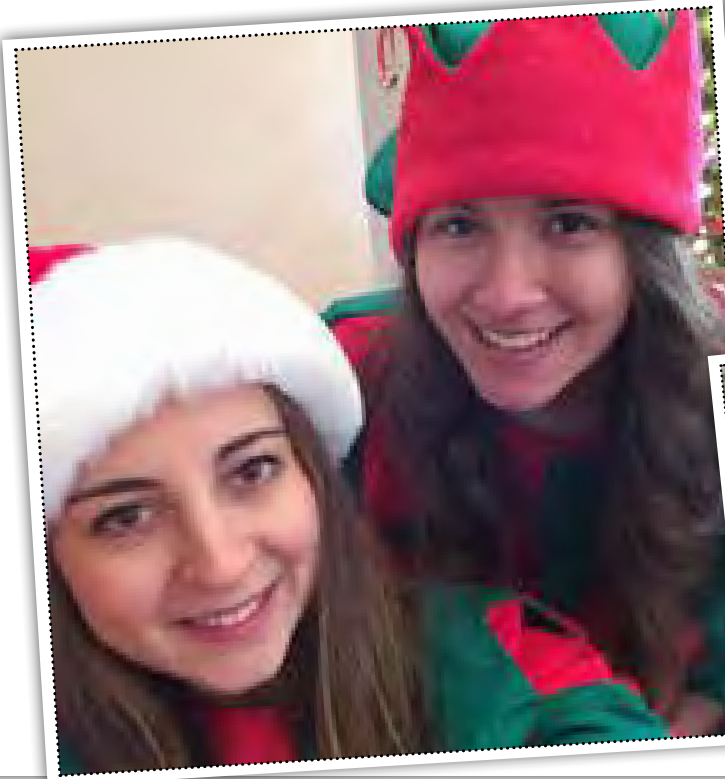


Breakfast with Santa

Although the weather was more like that of the North Pole, the year's Breakfast with Santa was another success! The community was not only able to come together to enjoy a pancake breakfast, we also helped to make the holidays a little brighter for those less fortunate. Our neighborhood contributed toys for the Brazoria County Women's Shelter and food for the Pearland Neighborhood Center.

In addition to all of this, the kids were treated to a visit with Santa, cookie decorating, creating Christmas ornaments, a train ride and inflatables. Everyone had a great time and is looking forward to next year's party.

Special thanks to Terra Management, Labor Finders, Manvel Moonwalks, Events and Production Services, and all of the other folks who put this party together for our community.



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	
RELIANT ENERGY (ELECTRIC).....	713-207-7777
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

SILVERLAKE HOA INFO

C/O KHARA MATHEWS

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

HOA website: www.silverlakehoa.com/

Clubhouse Rentals contact Leslie Coffey lcoffey@stes.com

NEWSLETTER INFO

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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.

2014 Maintenance Fees

Just a reminder, the 2014 maintenance fees are due on or before January 1, 2014 and will be considered delinquent on January 31, 2014. Interest at a rate of 18% per annum and a late fee of \$25.00 will be charged to all delinquent accounts. All checks should be made payable to and mailed to:

Silverlake Homeowners Association
PO Box 219223
Houston TX 77218

The Board is offering payment plans for those who can't pay the total fees at one time. In order to take advantage of a payment plan, please contact Khara Mathews with PCMI at kmathews@stes.com or by phone at (281) 870-0585.

Have a safe and healthy New Year!
Board of Directors
Silverlake HOA

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How We Can Create a Strong Community

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.

The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community.

In order for our community association to continue to protect, preserve and enhance our community assets and our property values,

each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must obey our governing documents, we agreed to do that when we closed escrow. By obeying community rules and regulations, we contribute to our community and accept the role of a rule abiding member. Each year we conduct an Annual Meeting at which time we elect our Board of Directors, although we don't have to participate in the election process, choosing to do so contributes to the success of our community. Our role as a rule abiding member expands to include that of a voting member. We also have the opportunity to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a rule abiding, voting member now expands to include that of a participating member. And when we choose to serve on community committees or the Board of Directors, we accept another role and become a rule abiding, voting, participating and contributing member.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be!



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Sometimes a Bark Can Feel Worse Than a Bite

Bites eventually go away, but barking can go on, and on, and on. Sometimes, it seems that there's almost nothing you can do. But take heart! There are some steps you can take to put a civil-end to all that noise.

First, don't blame the dog. It's not his fault. Second, don't automatically blame the neighbor. They may be at work all day (or night), completely unaware that the dog is barking at all. The very best thing you can do is to politely remind your neighbor that the dog is barking incessantly while s/he is away. If the owner is aware, and just doesn't seem to care, there are legal steps that you can take.

If you're the owner of a barking dog, try to remember that your neighbors really don't want to report you. They just want some peace and quiet. The sound of your barking dog may make you feel secure, but it's nerve-wracking to others.

There are lots of reputable dog trainers who can teach you how to quiet even the most boisterous barkers. Responsible pet owners make great neighbors!

SILVERCREST ELEMENTARY PTA NEWS

RETAIL PARTNERS

Please join us for Silvercrest spirit night at Big Horn BBQ on Monday, January 13th. Be sure to mention you are dining on behalf of Silvercrest Elementary & a portion of the proceeds will be donated to our PTA.

PTA GENERAL MEETING

Please plan to attend our next PTA general meeting on Thursday, January 16th, at 6:30pm in the Silvercrest cafeteria. Find out about upcoming events, how the PTA works on behalf of our school & how you can get involved.

9TH ANNUAL STALLION STAMPEDE

On Saturday, April 12th, the Silvercrest Elementary PTA will host its 9th Annual Stallion Stampede to raise funds for innovative educational and technology materials for our school. We will have a 10K, 5K and 1K along with a breakfast, silent auction and children's activities to make it a fun-filled family morning. We are currently seeking Sponsors, auction items and volunteers for this exciting event. Our success depends on the support of the local business community. We cannot accomplish our goals without the generosity of people like you. If you have any questions, please feel free to contact Stefanie Gilman at skgilman@hotmail.com. For questions regarding the run please contact Maritza Wong at Maritza_wong@sbcglobal.net. We greatly appreciate your support!

WEBSITE

For more information about Silvercrest Elementary PTA and upcoming events, please visit our website at:

WWW.SILVERCRESTPTA.ORG

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Silverlake HOA has a new website!



The HOA has updated the Silverlake website. The website is available to all residents of Silverlake HOA. In order to see all of the great things the website has to offer, you will need to request a login and a password. Just visit www.silverlakehoa.com and click on the Request Login button. Once your request is processed, you can start using the website. There are many great things available to all of our residents, so check it out!

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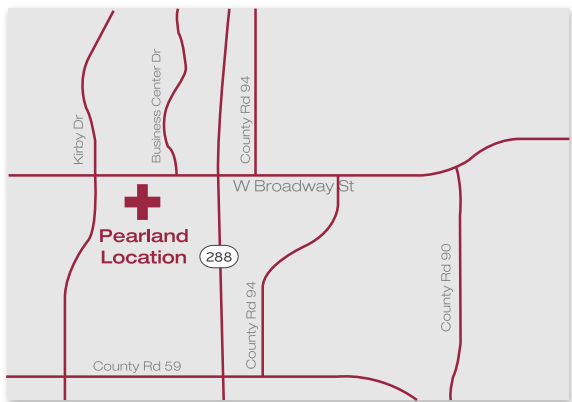
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Are You Picking Up After Your Pet?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and to other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

It is important to remember to immediately clean up after your pet. When walking your dog, take along a baggie with you to pick up waste with and then dispose of it properly. Also, when walking your dog in our community, remember that it must be leashed.

Thank you for your cooperation!

Why Does Our Community Need a Reserve Fund?

Equipment and major components (like pool equipment) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

- Any secondary mortgage market in which the association participates
- State statutes, regulations, or court decisions.
- The community's governing documents.

Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.

Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

Silverlake HOA will be updating its reserve studies for the Master Community, The Gardens and The Estates at Lakepointe. Be sure to watch the newsletter for the results of the study.

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Silverlake News is Looking for Articles

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