

Announcing our New Community Newsletter

Welcome to the first edition of the Silver Lake Community Newsletter!

2013 has seen a major change for the Silver Lake Community. With the completion of the Bluffs Community in 2012, both the Master Association and Silver Lake Bluffs Boards have been turned over to the community from M/I Homes. All residents will have received information on the new Boards via a mailing at the beginning of 2013.

In the interest of fostering better communications to our entire community we are introducing our new quarterly Newsletter.

What can you expect from your newsletter? Information on community events, reminders of rules and guidelines and other information that we hope will be helpful and timely for residents. In future editions, we hope to add in features such as a recipe exchange, news of the community and community information such as recycling and energy savings tips.

What else?

We want to hear from YOU!! If you have announcements, ideas, things to share with the neighborhood, questions, or just want to stay involved, please contact us. For newsletter content or ideas, please contact Martha Gettys at mlgettys@gmail.com or at 919-608-5423. For all other issues, contact Kasey Williams at Omega Management. kasey@omegamgmt.com or by phone at [919.461.0102](tel:919.461.0102).

Silver Lake Bluffs Entryway Update

In mid-May, the entryway to the Silver Lake Bluffs side of the neighborhood was damaged by a reckless driver, and Kasey at Omega Management has been working closely with the insurance company since that time to get the initial damage cleared and then to get the repairs done. The insurance company will be covering the costs, but has been somewhat slow in providing the final approval for the repairs. We have now received word that the final approval has been received, and work should begin soon. Thanks to Kasey for her persistence in dealing with this issue.

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### Parking Reminder

Street parking is not allowed on any of the Bluffs streets. Be sure to park in your driveway or in marked parking spaces. Cars parked along the side of the roads will be subject to towing. Also, please remember the sidewalk is not an extension of your driveway – please keep the sidewalks clear of cars.



## New Cabana Use Policy

Silver Lake Community has, in the past, maintained a policy that use of the Cabana for group events is on a “first come, first served” basis, with reservations not taken. A small change to the policy going forward will apply to groups of 15 and higher. Use of the Cabana by these larger groups will now be subject to Board approval. If you are planning a large group event, please contact Omega Management with details of the event. (See contact information below.) Please try to provide at least two weeks advance notice.

***The use of the cabana by any group cannot restrict access to the pool and facilities by other residents.***

Due to the close proximity of the townhomes to the cabana/pool area, amplified live music will not be allowed.

Management Services contact:  
**Kasey Williams, CMCA**  
**Community Manager**  
**Omega Management**  
**1010 Buck Jones Road**  
**Raleigh, NC 27606**  
**Office: [919.461.0102](tel:919.461.0102)**  
**Email: [kasey@omegamgmt.com](mailto:kasey@omegamgmt.com)**

## Silver Lakes Community Social Committee is forming

Interested in participating in planning and putting on community-wide social events? Have some great ideas for neighborhood activities? The Master Association Board wants you for our newly forming Social Committee. Please contact Kathy Mason at [kmason1000@att.net](mailto:kmason1000@att.net) or 440-796-3414.

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Summer Community Potluck

Please join your neighbors on Saturday, September 14th for our second community-wide social. The August social will be a potluck dinner to be held at the Cabana, with paper plates, napkins, cups, utensils and non-alcoholic drinks supplied by the Master Association. Please RSVP to Kathy Mason, at kmason1000@att.net. if you plan to attend We are asking that wherever possible, dishes be provided as follows:

Last name starts with	Please bring
A-H	Main dish (enough to feed 6-8 people)
I-P	Side dish
Q-Z	Dessert

Come on out and meet your neighbors, try some new great food, show off your cooking, enjoy a swim and just have fun with your community! Kids activities at 4:00 and dinner to be served at 5:00.

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## Silver Lake Book Club Anyone?

Love to read? Looking for other folks to discuss a great book with? If there are residents interested in forming a neighborhood book club, please contact Martha Gettys at [mlgettys@gmail.com](mailto:mlgettys@gmail.com) or 919-608-5423.

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Trash & Recycling Schedule

Remember: **Trash** pickup is **every Thursday**
Upcoming Recycling pick-up will be:

- August 29th
- September 12th & 26th
- October 10th & 24th
- November 7th & 21st

Raleigh Solid Waste Services has calendars available at <http://www.raleighnc.gov/content/SolidWaste/Documents/Calendars/ThursdayB.pdf>

Lake Guide

Please note that there is no swimming in the lake at any time. Residents are cautioned to not interfere with the fountain – it is dangerous to do so, and expensive to repair. Since the maintenance of the fountain is part of the Master Association budget, we all pay for damage. If you see someone swimming in the lake or interfering with the fountain, ask them to stop, and call the police if they do not; this qualifies as trespass and vandalism

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Please **DO NOT FEED THE GEESE OR THE SWAN**

– or any of the waterfowl:

- Bread and other “people” food is unhealthy for the waterfowl – and in the case of the swan, could be deadly
- The more they eat, they more waste they produce
- Feeding the geese, swan, or any of the waterfowl will make them more aggressive
- Feeding the geese will attract more geese.

Please remember these are wild animals, not pets; keep your distance, and don’t feed them.

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“The essence of community, its heart and soul, is the non-monetary exchange of value; things we do and share because we care for others, and for the good of the place.”

--Dee Hock

Pool & Common Area Rules

Silver Lake Master Association Board of Directors is providing these rules and regulations for the mutual enjoyment of the homeowners and their guests. The obligation of enforcing these rules and regulations for the good of all the homeowners is placed in the hands of residents, the Board of Directors, and the Management Company. This will ensure homeowners all of the courtesies, comforts and services they are entitled to. It is further the duty of the homeowners to know the rules and regulations and to cooperate with the Board of Directors and Management Company in their enforcement. The Board of Directors reserves the right to amend these rules and regulations without notice. These rules and regulations are effective beginning August 10, 2013, and these same rules will remain in effect until such time as the Board determines they need to be changed. **Conduct at the pool must be such as to provide the greatest pleasure for the greatest number.** The Management company and Directors are given full authority to enforce all rules and regulations, and to modify these rules for the safety of all participants. Homeowner cooperation is required.

General Rules and Regulations

- Homeowner Association (HOA) dues must be current.
- No outstanding violations or outstanding fees.
- It is prohibited to make copies or give existing key to non-residents of Silver Lake, including relatives.
- The pool management company /Board of directors has the right and responsibility to close the pool at its discretion.
- Persons entering or remaining in the pool after closing will be trespassing and subject to arrest and prosecution.
- Loud noise, music, boisterous conduct, abusive language or intoxication will not be tolerated and are grounds for suspension or expulsion of pool privileges. Headphones/earphones should be used for music or radios.
- Live, amplified music performances are not permitted without previous permission of the HOA board.
- Children under the age of 16 must be accompanied by an adult or authorized resident age 18 or older. ID may be required if there is a question regarding sufficient age to be unaccompanied.
- All swimmers should shower before entering the pool. This is necessary to reduce the amount of oil that enters the pool.
- Appropriate swim attire is to be worn on pool grounds. This is a family environment - no cut-offs will be permitted.
- Children wearing diapers must wear swim diapers or rubber pants under their bathing suits.
- No pets, horseplay, skateboards, rollerblades, bikes or running is allowed in the pool area.
- Unacceptable Pool Toys include, but are not limited to, water balloons and hard items such as tennis balls, footballs and water missiles
- Diving is not permitted anywhere in the pool.
- The HOA is not responsible for lost or stolen items or items left at the pool.
- Smoking is not permitted in the pool area, cabana area, or on the trails.
- Jumping over the gate to access the cabana or pool areas is not permitted and will be treated as trespass.
- The gate to the pool must be kept closed at all times. Gate is NEVER TO BE PROPPED OR TIED OPEN AT ANY TIME

Pool Grounds

- Clean your area when you leave. If the trash receptacles in the area are full, please take your garbage back home with you when you leave
- Please report damaged furniture or fixtures to the management company. (see contact information on Pg.1)

Floatation Devices

- Swim floaties are permitted. An adult must accompany children using swim floaties in the pool.

Pool & Common Area Rules

- During times of peak pool usage, the Board of Directors, in its discretion, can limit the use of all flotation devices (except swim floaties).

Hours of Operation

- The pool season will begin on 5/18/2013 and end on 9/15/2013.
- Normal pool hours are: 9:00 AM - 9:00 PM
- Cabana hours are 9:00 AM – 10:00 PM
- No Swimming or Pool Area Access After Designated Hours. Any unauthorized person within the pool area or swimming after hours or when the pool is closed will be suspended for up to sixty (60) days and face criminal trespassing charges. Non-property owners caught in the pool area without an escort will be prosecuted for criminal trespass.
- The pool may be monitored at certain times during the season and residents should be ready to show pool keys or ID to the Monitor.

Food/Drink

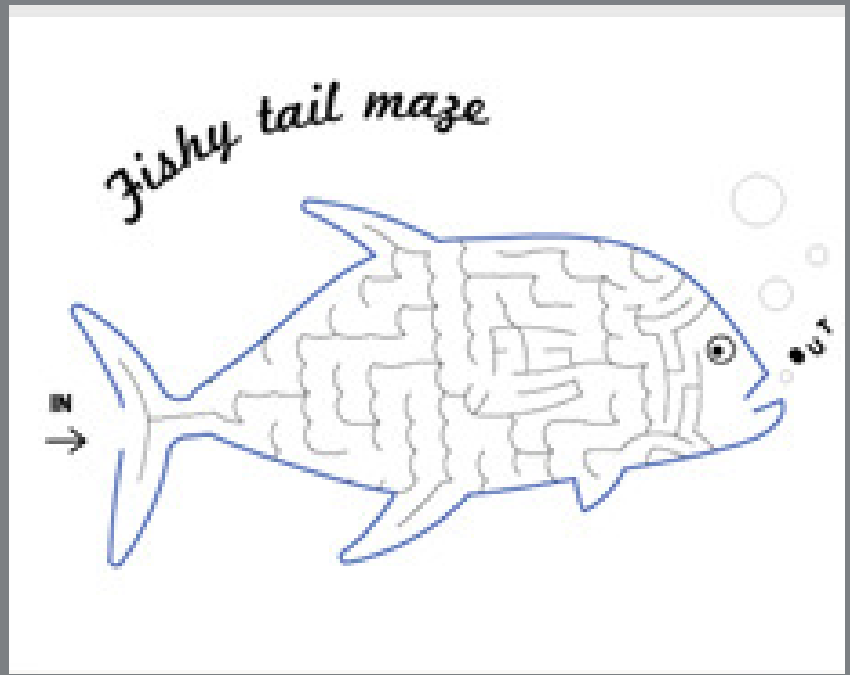
- No GLASS containers of any kind are permitted in the pool area or on the beach. Food and/or drinks should be in unbreakable containers, and should not be consumed in or within three feet of the pool.
- No chewing gum is allowed in the pool area.
- No eating, drinking or holding any item to be consumed while in the pool, around the pool edge (deck) or on the pool steps. *Please, parents do not allow your children to walk around the pool or sit on any steps while eating.
- Alcoholic beverages should be concealed (can huggers or cups – NO GLASS).
- Management and the Directors reserve the right to ask any person who is considered unruly, intoxicated, or otherwise misbehaving to leave the premises.
- There will be no grilling at the pool or cabana unless it is a Board sanctioned Community-wide event.

Guests

- Guests may use the pool at a members' invitation only and must be accompanied by the member at all times.
- Each family/household is limited to a maximum of three (3) guests in the pool area. The Board, at its discretion, reserves the right to further limit this number during times of peak pool usage.
- Members are responsible for the conduct of their guests. Disruptive guests could subject members to suspension or revocation of pool privileges.

Lake/Beach/Trail

- No swimming in the lake.
- Any tampering with the lake fountain will be treated as vandalism and will be reported to the Raleigh Police.
- No glass containers are permitted.
- No fireworks of any kind are permitted.
- Alcoholic beverages must be concealed (can huggers or cups – NO GLASS).
- Smoking is not permitted on the trails. Please dispose of any cigarette butts (beach area only) in the provided containers. Do not dispose of cigarette butts in the sand.
- DO NOT FEED the geese or any waterfowl.
- Dogs must be on leash at all times.
- Please clean up after your pet and properly dispose of waste in provided trash receptacles located on the trail around the lake. These receptacles also provide extra waste bags for your convenience.
- Management and the Directors reserve the right to ask any person who is considered unruly, intoxicated, or otherwise misbehaving to leave the premises.



Puzzle Page

Silver Lake Community
C/O Omega Management

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Raleigh, NC 27606

Silver Lake Community Resident