Silverleaf Homeowner's Newsletter
August/September 2008
www.SilverleafGreer.com

Special Announcements

- Mark Your Calendar! The annual Silverleaf Homeowner's Meeting is coming up Sunday September 28th at the Pavilion. The meeting will start at 7:00PM. Please arrive at 6:30 PM to turn in proxy/voting form, pick up information and say hello to your neighbors.
- Enclosed with this newsletter is a Proxy/Voting form that we ask every homeowner to complete and either turn into a board member prior to the annual meeting, assign a proxy that will be attending the annual meeting, or turn in the proxy in person at 6:30 PM before the annual meeting at 7PM.
- Two positions on the board will be voted on at the annual meeting, please indicate your vote on the Proxy form.
- Annual Assessment Increase – please read the letter with newsletter, discussing the need to increase the annual assessment. We will be voting on this at the annual meeting, and your vote is needed on the Proxy form.
- Current board members will be going door-to-door in the next few weeks to pick up proxy from any homeowners not able to attend the annual meeting. Homeowners may also give their proxy form to another homeowner attending the annual meeting.
- The Board would like to thank everyone who brought side dishes to the opening and 4th of July pool parties and thanks to those homeowners who helped with grilling and making those events signature Silverleaf parties.
- Outstanding Assessments: The board has received payments on some of the outstanding assessments. Unfortunately the board had to contact our attorney to put liens on the few remaining unpaid assessments, as dictated by our covenants & by-laws.
- Outstanding Assessment Correction: The board incorrectly reported that 107 Shefford Ct (81) hadn't paid the 2008/2009 assessment, when indeed it was. The electronic transfer did not get recorded correctly, and the board wanted to set the record straight.

August Board Meeting

- A meeting of the Silverleaf Homeowners Board was held on August 22nd, 2008 at the home of Isabel McLean.
- Board members present were: Mike Hoppenhauer, Bret Stenhouse, Chris Kelly, Isabel McLean, Kim Calhoun, Mitch Watson, and Ron Johnson. Ron Searle, Architectural Committee was also present.
- The meeting was called to order at 6:41 PM. The meeting was adjourned at 8:26 PM.

Security

- A suspicious individual has been spotted on several occasions cutting through the neighborhood and looking into the windows of houses in Silverleaf. Please be on the lookout for a white male, approximately 50 years old, with gray hair, stubble, with a red backpack. If you see him, please call the Greenville County Sheriff's office at 271-5210. Please also report any sighting to board@silverleafgreer.com so that we can make sure our patrols are aware.

Web Site

- Coming Soon – Forums! Starting this Fall, we will be launching discussion forums on SilverleafGreer.com web site. This will be a great way to communicate with neighbors and keep in touch. We'll be looking for volunteers to help moderate the messages and get users set up (training will be provided). Please see Bret Stenhouse at the annual meeting if you are interested in helping out.
- Reminder: For web site suggestions and comments, email suggestions@silverleafgreer.com

Pool

- The Pool will be closing as scheduled after the Labor Day weekend. We have had another great swimming season and look for an even better year next year. The Board would like to thank the life guards for their efforts at the pool this summer and all of the residents who were active in helping keep the pool safe and fun.
- The Board would also like to thank Kim Calhoun and Chris Hotz for their efforts as members of the Pool Committee in coordinating and monitoring the pool to insure a great summer. The Board could not do what it needs to do without great homeowners willing to show leadership and take ownership like Kim and Chris.

Architectural

- Two new applications for architectural improvements were received & approved
- Reminder: Any proposed construction made by homeowners must be approved by the architectural committee and presented to the board before the project is scheduled to begin. Please submit your request on the form provided on www.silverleafgreer.com

Landscaping/Grounds

- With all the road construction around the entrances, no landscaping has been done. The board will assess the entrances landscaping needs once the construction is completed.
- The board is actively taking bids to repair the soccer goal.

Community Pride

- The board would like to make special mention this month of an exceptional property – 154 Crosswinds St! Neighbors contacted the board with the nomination. Great job!
- Yellow cards will be sent to homeowners who have cars parked on the grass and trailers or boats parked in the driveway for extended periods. Please respect your neighbors and help protect neighborhood property values by parking cars in the driveway and storing recreation and work vehicles out of site.

Tennis

- Tennis lights were repaired. Some ballast went bad & a wire in the pole came loose.

Road Widening

- Our section of Old Spartanburg Rd is taking shape. Curbs are in & we're told that both sides of the road were at same level (could have fooled us – must be optical illusion). The fill-in asphalt has been put down to cover exposed dirt & raise/fill-in the road with curb. The final asphalt won't be done till the entire road is complete (Spring/Summer of 2009).
- They will begin the sidewalks next. This will be done as delays in curbing down the rest of the road takes place. Once sidewalks are in our section will be quiet until the remainder of Old Spartanburg is completed, and they start final stages.
- The Metro Sewer Authority has decided to leave the sewer line between Hudson Rd & W. Silverleaf where it is. Apparently the pipe for the water drainage had to be moved which got out of the way of the sewer line. This decision means that there will be no trenching or re-routing of sewer pipes on Silverleaf property.

Welcoming Committee

- Welcome kits were delivered to the following new residents: Anthony & Alicia Cely @ 201 W. Silverleaf, the Thalen's @ 100 Shefford, the Wright's @ 704 E. Silverleaf, the Lefkowitz @ 903 E. Silverleaf, and the Pruitt's @ 507 E Silverleaf

Financial

- The board reviewed the updated 2008 10-year plan to be completed for Annual Homeowners Meeting Sunday Sept 28th.
- The board reviewed the balance sheet & income statement for July.

Upcoming Board Meetings

- The annual Silverleaf Homeowner's Meeting is Sunday September 28th at the Pavilion at 7:00PM. Please arrive at 6:30 PM to turn in proxy, register for free annual assessment, pick up information, and visit with neighbors.
- The next board meeting after that will be held at the home of Chris Kelly at 6:30 PM, October 21st.

Annual Board Meeting Agenda

- Summary of Current Year's Accomplishments and Events.
- Current financial position and updated budget to actual.
- Review of the proposed 10-year plan.
- Discuss any other projects Homeowners would like to see on 10-year plan.
- Need for Annual Assessment Increase.
- Vote on Annual Assessment Increase.
- Present your new Board for 2008/2009.
- Drawing for free $350.00 assessment for the year 2009. Must be present to win.

2009 Directory

- If you wish to add or make any changes to your directory listing, please use the form located at http://silverleafgreer.com/directory
- If you wish to obtain information on advertising in the 2009 directory, contact David with PakMail at 244-0560 or pakmailbcc1@charter.net

2007 – 2008 Board of Directors (board@silverleafgreer.com)

President	Mike Hoppenhauer	322-2495	
Vice-President	Chris Kelly	244-2632	
Secretary	Bret Stenhouse	363-4152	
Members	Isabel McLean	244-3471	
	Kim Calhoun	292-3649	
	Mitch Watson	322-7102	
	Ron Johnson	292-7015	

Committees

COMMITEE	BOARD REP	COMMUNITY REP
Architectural	Chris Kelly	Ron Searl
Community Pride	Isabel McLean	
Finance (10-yr Plan)	Ron Johnson	Candy McMillan (Treasurer)
	Mitch Watson	Derek Garrett
Landscaping and Grounds	Ron Johnson	Nathan Elder
Pool	Kim Calhoun	Chris Hotz
Rezoning	Mike Hoppenhauer	
Road Widening	Mike Hoppenhauer	
Security	Bret Stenhouse	
Tennis	Mitch Watson	Robert Spears, Peter McLean
Web Site	Bret Stenhouse	Stephanie Braswell
Welcoming Committee	Chris Kelly	Steffan Kelly

Dear Neighbors:

The Silverleaf Homeowner's Association Board of Directors will be submitting a proposal to increase the annual assessment at the annual homeowner's meeting. Our assessment was last raised approximately 8 years ago in conjunction with an institution of a 10 year plan with a forecast that an increase in the assessment would not be necessary for another 6 years. Those 6 years have come and gone and the Board has not raised the assessment.

Currently, assessments collected each year total approximately $126,000.00 and our fixed expenses in 2009 will likely be in the $100,000.00 range with approximately $5,000 to $10,000 worth of incidental expenses each year. Accordingly, in a good year the neighborhood only adds about $20,000 to $25,000 a year to its reserves, to cover moderate to significant planned maintenance expenses which occur periodically. If incidental expenses arise that are larger than normal, the amount added to any reserve is even less. As you can imagine, in the last 3 years the cost of doing business in Greenville County, like the cost of gasoline, has risen. We anticipate that expenses will increase over time as contracts renew, hourly rates increase and aging facilities require more maintenance and repair. The new revised 10 year plan anticipates fairly significant cumulative expenditures in the next two years to continue to maintain and upgrade neighborhood amenities.

We have surveyed other neighborhoods and have learned that our $350.00 yearly assessment is lower than many neighborhoods similarly situated in terms of the amenities that Silverleaf residents enjoy. For example, other neighborhoods have assessments as follows:

Sugar Creek……	$450.00/year
River Oaks……..	$400.00/year
Riverwalk……	$550.00/year
Asheton Springs……..	$560.00/year

Over the course of our service on the board it is not unusual for us to hear ideas from neighbors on how to improve the neighborhood and the value of our homes. Most of the ideas proposed are common sense ideas but virtually all require money and would increase the operating costs of the Association. Some examples of ideas that neighbors have proposed that future Boards could use funds for are as follows:

Improve field through addition of sprinkler system, regular aeration and seeding;
Improve Old Spartanburg roadway landscaping (in addition to entrances);
Expand security camera presence and police patrols;
Build a reserve fund specifically for the pool to cover any major unexpected expenditure;
Pool area storage building for pool covers, swim team benches and other swim team equipment;
Pavilion improvements; and additional playground equipment.

The Board is interested in not just maintaining the neighborhood but improving it. However, the ability of this Board and future Boards to improve the amenities in the neighborhood is limited at our current assessment rate. An increase in the yearly assessment of $50 would add an additional $18,000 a year to the budget while a $100.00 increase would add an additional $36,000. As noted above, it has been over eight years since the assessment was last raised and it was raised under a forecast it would remain the same for at least six years. We are past due from a budgetary standpoint and a cost standpoint to raise the assessment.

Enclosed with this letter is a proxy for the upcoming election. One issue on the proxy is a proposed increase in the Annual Assessment to allow us to embark on another 10 year plan. We ask that you please attend the annual meeting to discuss and vote on the assessment increase or complete the attached proxy and make sure it is turned in to reflect your vote concerning the proposed assessment increase.

Sincerely,
Silverleaf Homeowners' Association Board of Directors

SILVERLEAF HOMEOWNERS ASSOCIATION
2008 ANNUAL MEETING
PROXY

The following Elections will be held and issues discussed at the
Annual Silverleaf Homeowner Association Board Meeting
Sunday, September 28, 2008.

Please arrive at the Pavilion at 6:30 PM to turn in Proxy, sign up for free assessment drawing, pick up materials, visit with neighbors; the meeting will begin at 7:00 PM. If you are unable to attend please fill out this proxy and turn into a current board member before the meeting or have an attending homeowner bring it to the meeting for you.

Annual Board Meeting Agenda

- Summary of Current Year's Accomplishments and Events.
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- Any other projects Homeowners would like to see on 10-year plan.
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2008/2009 Silverleaf Board of Directors Nominees
*******Vote For Only TWO Nominees*******

Derek Garrett Yes _____ No_____
I am a long time resident of Silverleaf and have previously served on the Board for 5 years in various capacities. I've worked on the Landscape Committee, The Architectural Committee, and on the Pool Committee. Professionally, I have been a consultant for 28 years and also own a Landscape Company. My goal in running for the Board is to help the Board develop a long term plan.

Mike Hoppenhauer Yes _____ No_____
For the past 3 years I have been on the Silverleaf board as President, Vice President, as well as Chairperson for zoning, grounds/landscaping, road widening, & social committees. My family (Denise, Callie, Sean) & I love living in Silverleaf which is why I enjoy being proactive in the neighborhood. On a professional level I have been in the telecommunications business in Greenville for the past 24 years, the last 20 with Teleco.

Joy Davis Yes _____ No_____
I have lived in Greenville, SC, since 1992. My husband, Dodd Davis, and I moved to Silverleaf in 2005. I am interested in preserving the family, friendly environment of Silverleaf Subdivision. Though a southern native, I graduated from Ohio University in 1992. I was the first female swimmer named to the OU Athletic Hall of Fame. During every summer from the age of 12 until 1995, I worked at pools. I taught swim lessons, life guarded, supervised pools, and for two years coached a swim team. I graduated USC School of Law in 1995. After a state and then federal clerkship, I was a prosecutor until 2004 when I decided to stay home to care for our children. I am currently practicing law part-time. My husband and I live at 215 Lytle Street. We have four children ages 14, 6, 4, and 2. We are members of Grace Church on Pelham Road.

Other_____

Please check yes for two of the above nominees and/or write in any new nominees you know would accept the position if elected.

Silverleaf Annual Assessment Increase
*******Vote For Only ONE Choice*******

In conjunction with the board's letter (Aug/Sept Newsletter, Website, Email Notification) informing homeowners of the need to increase our yearly assessment in order to keep up with rising cost, maintain &/or improve common grounds (increasing the value of our investment), & following the 2008 updated 10-year plan; please indicate below which option reflects your vote.

____ I vote **yes** to the proposed increase in the annual assessment.
($50.00 effective May 2009 and another increase of $50.00 effective May 2011)

____ I vote **no** to the proposed increase in the annual assessment.

We hope you can personally attend this Annual Meeting Sunday September 28, but if not, please ensure you are represented by sending this proxy or giving it to a neighbor who is attending.

Note: By assigning your proxy to another homeowner, you grant your approval for that homeowner to vote on your behalf on all issues that arise at the annual meeting, Sunday September 28, 2008.

Silverleaf Homeowner_____Date_____

Address_____Lot#_____

Proxy Assigned To:_____