

December 2023



## The Gazebo

Silverwood Plantation Homeowners Association, Inc.

silverwoodplantation@outlook.com  
912-826-2539

Office hours  
Tues & Thur: 9:00am-12:00pm  
Wednesday: 11:00am – 7:00pm

Message from the Board:

Hello Residents,

The Holiday season is upon us and the dawning of a New Year can bring new perspective, new outlook and new goals. This issue of The Gazebo is dedicated to a recap of 2023 and a look forward into 2024. The synopsis found in this newsletter has more detail in the Annual Meeting Minutes which were emailed/delivered at the end of November.

As you read over the areas of interest/concern, please, consider whether you have skills and/or time to help with some of the projects. Volunteers cut expenses while simultaneously improving the value of the appeal and value of the neighborhood.

**Business Spotlight: At key moments in 2023, the following companies stepped up to help with decision making expertise and rental equipment at an extremely discounted rate. Please, consider supporting both companies.**

**21 RENTALS AND SALES INC**  
**189 COMMERCIAL DRIVE**  
**(912) 826-2600**  
[21rentalsandsales@gmail.com](mailto:21rentalsandsales@gmail.com)

### **Victory Roofing**

5847 GA HWY 21  
Rincon, Ga 31326

[www.victory-roofing.com](http://www.victory-roofing.com)

**912-800-1544**

Call for a free quote

A woman-owned, fully licensed and insured local business offers the following services:

- Roof Replacements and Repairs
- Annual Roof Maintenance Program
- Debris Removal
- Debris Removal with Soft wash

President  
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Vice President  
Jamie Pratt

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Treasurer  
Beth Stiles

Recording Secretary  
Cheryl Brown

Corresponding Secretary  
Shea Regian

***Suggestions for Gazebo news ideas are always welcome.***

## Completed Projects in 2023

<ul style="list-style-type: none"> <li>➤ <b><u>Clubhouse</u></b> <ul style="list-style-type: none"> <li>• Interior trim painted;44 hooks installed.</li> <li>• The upstairs bathroom was repainted.</li> <li>• Metal tables and chairs cleaned and painted.</li> <li>• Rocking chairs painted.</li> <li>• Ramp for wheelchairs.</li> <li>• TVs installed / mounted.</li> <li>• Wheelchair Lift</li> <li>• Wheelchair Ramp</li> <li>• Internet Service Switch</li> <li>• New Blinds</li> </ul> </li> <li>➤ <b><u>Landscape outside of monthly service</u></b> <ul style="list-style-type: none"> <li>• Front Entrance Project - June                             <ul style="list-style-type: none"> <li>• Irrigation system repaired.</li> <li>• Empire zoysia sod</li> <li>• 24 Encore Azaleas</li> <li>• 12 Cara Bell Azaleas</li> <li>• 36 Formosa Azaleas</li> <li>• 12 George Tabor Azaleas</li> <li>• 9 Encore Azaleas</li> <li>• 6 Sasanqua Camellias</li> <li>• 12 Large Camellias</li> <li>• 2 Large Holly</li> <li>• 18 Ruby Loropetalum</li> <li>• 6 Red Chocolate Loropetalum</li> <li>• 18 Distyllum</li> <li>• 6 Nandini Gulf Stream</li> <li>• Pine straw at the front entrance and around the clubhouse.</li> </ul> </li> <li>• Cleaned area by causeway.</li> <li>• Cleaned area by Lake Tomacheechee</li> </ul> </li> <li>➤ <b><u>Playground Refresh</u></b> <ul style="list-style-type: none"> <li>• 2 load mulch spread.</li> <li>• Equipment repaired / May-July 2023.</li> <li>• The pavilion was cleaned and painted.</li> <li>• Grills cleaned and painted.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ <b><u>Gate House</u></b> <ul style="list-style-type: none"> <li>• Termite damage repair -March.</li> <li>• Wire racks were installed inside.</li> <li>• 10 loads of free mulch spread in common area.</li> </ul> </li> <li>➤ <b><u>Security</u></b> <ul style="list-style-type: none"> <li>• Replaced access Scanner.</li> <li>• Added new Safety Loop Module</li> <li>• Replaced gate arms.</li> <li>• Cameras installed at gate house and clubhouse.</li> <li>• Replaced Exit Signs</li> <li>• New doorknobs and exit mechanisms in clubhouse and gym.</li> </ul> </li> <li>➤ <b><u>Roads and Drainage</u></b> <ul style="list-style-type: none"> <li>• Patch work on Lake Tomacheechee, Willowpeg and Cypress - May</li> </ul> </li> <li>➤ <b><u>Recreational Areas</u></b> <ul style="list-style-type: none"> <li>• Purchased two new nets for the tennis court.</li> <li>• Purchased new Gym items.                             <ul style="list-style-type: none"> <li>• Bluetooth Speaker</li> <li>• First Aid Kit</li> <li>• Dip Station</li> <li>• New Yoga Matts</li> <li>• Exercise bands</li> <li>• 3 new weight belts</li> <li>• 20lb, 30lb, 35lb Kettle bell</li> <li>• 35lb, 45lb Plate</li> <li>• 4lb medicine ball</li> </ul> </li> <li>• New Signs for Sauna and fitness Center</li> </ul> </li> <li>➤ <b><u>Social Committee</u></b> <ul style="list-style-type: none"> <li>• Craft Night</li> <li>• Wreath making</li> <li>• Sip and paint canvas</li> </ul> </li> </ul>
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**Resident Interactions:** Year to date 5,605:

\*3,952 emails    \*405 in person    \*755 phone calls    \*461 USPS    \*31 Facebook

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## **2024—A Look Ahead**

### Projects in progress:

- Drainage repair at entrance to Silverwood.
- Drainage maintenance on ditch between Palmetto Dr and Cypress Dr.
- Spraying weeds and pulling weeds at Silverwood entrance and around pond on Cypress.
- Cutting down low hanging limbs, removing unwanted brush, and removing unwanted trees in common area by the back lake.

### Outstanding items:

- The pavilion by the playground needs the roof replaced and the 4 support beams replaced. The support beams are rotten, and the roof is damaged.

The Board has decided not to repair the pavilion due to the cost of repair. Removal of the pavilion will be scheduled as time allows.

### Ongoing Financial items:

- Reserve Study Information In 2018 the SPHOA Board commissioned a reserve study.
  - 2022 -- The Reserve Study recommends a reserve balance of \$543,550.
    - Reserve balance \$341,210
    - Behind \$202,340
  - 2023 -- Reserve Study recommends a reserve balance of \$576,133.
    - Current reserve balance \$414,680
    - Behind \$161,453
    - Reduced deficit by \$40,887
  - 2023 – 2024 Recommendations Not covered
    - 2023 – Gazebo replacement ~\$21,000
    - 2023 – Tennis Court Color coat ~\$20,000
    - 2023 – Restroom renovation ~ \$17,000 (in 2024 proposed budget)
    - 2024 – Asphalt overlay ~\$220,00
- Discussion on the condition of the Basketball Court has started. Estimated cost is \$100,000. The Board will not initiate action until funds are secured.

***For 2024, Dues will be assessed at \$115 per month which totals \$1,380 for the year.***

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# Secret Santa

On Thursday December 14<sup>th</sup>, after BUNCO, we will be doing Secret Santa. There is a \$20 MAX limit.

Come join the fun!



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# December 2023

all meetings at 7 unless otherwise noted



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2 <b>Santa Visit 10 am</b>
3	4	5 <b>Cookie Exchange</b>	6 Reserved	7 Reserved	8	9 Reserved
10 Reserved	11	12 <b>HOA Meeting</b>	13	14 <b>BUNCO</b> \$5 each <b>Secret Santa</b> \$20 MAX limit	15 Reserved	16 Reserved
17	18	19 <b>Road &amp; Drainage</b>	20	21	22	23
24	25	26 <b>Wine Night</b>	27	28	29	30
31	1	Notes: January Newsletter will contain a list of expected monthly dates.				

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On behalf of Silverwood  
Plantation HOA,



WE  
WISH YOU A  
Merry  
Christmas  
& A HAPPY NEW YEAR  
©

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