

NEWSLETTER

2nd Quarter 2026



A Message from Your Board

A Look Back at an Exciting Second Quarter

Hello neighbors, and welcome back! The Board of Directors is pleased to share a recap of the active and rewarding second quarter at Silver Meadows. From community communications and planning to property maintenance and resident engagement, this quarter reflected steady progress and a strong sense of teamwork throughout the community.

One of the standout moments of the quarter was our first Quarterly Meeting on April 22nd, which was a true success thanks to the strong participation of residents. We were pleased to see such a solid turnout, along with thoughtful questions and a shared interest in community matters. The meeting also reflected the Board's continued commitment to transparency and accountability, and we were grateful for the opportunity to connect openly with our neighbors.

Also in April was the launch of the "Your Voice" page on the website, created to make it even easier for residents to share questions, ideas, and feedback with the Board. This tool has become another step toward keeping communication open, accessible, and responsive.

Spring also brought a fresh and welcoming look to Silver Meadows, thanks in large part to the amazing work of A&D Landscaping. Their seasonal cleanup and landscaping maintenance have been awesome, and the community truly benefited from their attention to detail and consistent care.

Another exciting highlight during the quarter was our Day of Caring, held on May 16th. It was an inspiring day of teamwork and neighborly spirit, and the effort everyone put into the beautification project meant a great deal to the entire community.

The Board also continued actively exploring opportunities related to the undeveloped land within the community as part of our ongoing planning efforts.

As we look back on the second quarter, it is clear that Silver Meadows continues to thrive because of the strong sense of community shared by our residents, the Board, and our partners. This season reflected the best of what can happen when neighbors work together and we look forward to building on this momentum in the months ahead.

Important Dates

2026 Quarterly Meeting Dates

Below please find the remaining scheduled three meetings for the year:

July 15 – Zoom Meeting at 6:00 PM
October 21 – Zoom Meeting at 6:00 PM
December 2 – Beach House at 6:30 PM

Residents are encouraged to attend and stay engaged. These meetings provide an opportunity to receive updates, ask questions, and share input on decisions impacting our community. Your participation is valued and helps strengthen our neighborhood.



Fiscal Update



Treasurer's 2nd Quarter/Mid-Term Fiscal Forecast

After a challenging 1st Quarter that left us with budget deficits across the board we were able to improve our fiscal posture significantly in the 2nd Quarter. Posting a budget surplus for the Mid-Term (ending June 30th) of approximately 12K for the Month of June with almost 100% of the Special Assessment paid in full.

Fiscal Note: For the first in a long time we have posted a budget surplus Year to Date (YTD) of approximately 10K. That Mid-Term surplus trends for a positive balanced budget Year End (YE). My thanks to Sal, Leshea and the BOD for their support and fiscal diligence in managing the bottom line.

Let's keep this fiscal trend going forward through the Year End (YE2026).

Development Update



Development News: Conversations and Considerations Underway

The Board of Directors continues to actively explore opportunities related to the undeveloped land within the community. At this time, the Board is engaged in discussions with the East Haven Land Trust regarding potential land conservation efforts, supported by a state grant initiative. These conversations are focused on preserving the natural character of the area while evaluating long-term benefits for the community.

In addition, the Board is working with a commercial real estate professional to assess options related to the potential sale of the land. This process includes careful consideration of market conditions, community impact, and overall alignment with the Association's goals.

These efforts are part of the Board's ongoing commitment to responsible planning and stewardship of community assets. As discussions progress and more information becomes available, updates will be shared with residents.

We appreciate your continued interest and engagement as we navigate these important decisions together.

Helpful Tips

- Report maintenance issues promptly. Small problems in common areas or your unit can become costly if ignored.
- Prevent plumbing issues. Avoid flushing wipes or grease buildup, and periodically check under sinks and around appliances for leaks.
- Break down boxes and flatten large cartons before tossing them; loose cardboard quickly fills dumpsters and attracts pests.

Stay in Touch



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Board Members

Linda Kelsey, President
Michael Clark, Treasurer
Shantel Moore, Secretary

Neighborhood News

Greetings to Our New Neighbors in C9

Please join us in extending a very warm welcome to our newest neighbors, Alexandra La Mastra and Dominic Gregorio, the new owners of Unit C9. We are delighted to have you as part of the SMC community and hope you quickly feel at home here. Silver Meadows is a place where neighbors become friends, and we look forward to getting to know you both and sharing in the many moments that make our community so special. Welcome, we are so glad you are here!



A Fresh Welcome Is on the Way

We're happy to share that work is moving forward on the replacement of our community entrance sign. The new sign is currently in production and is expected to be installed by the end of July. This exciting upgrade will enhance the look of our entrance and create a more welcoming feel for everyone who enters our community. Thank you for your patience. We look forward to revealing the finished result soon.



Slowing Down for a Safer Community

Speed bump were recently re-installed in our community and are a simple but important step in helping keep everyone safe. The speed bumps are a gentle reminder to slow down and stay aware while driving through the neighborhood. With more people out walking, spending time outdoors, and children at play, taking a little extra care behind the wheel can make a big difference. We kindly ask all residents to reduce their speed and approach the bumps with caution. A slower pace helps keep our community safe and enjoyable for everyone who calls it home.

