



WELCOME TO SILVER WOODS COMMUNITY

The Community Association (CA) of Silver Woods welcomes you to the community. We look forward to meeting you and hope you find the important information below helpful as you become familiar with your new surroundings.

Silver Woods Community Overview

Year Established: The first phase of the community was the Brenda Lane section. That was established approximately 15 years ago. The second phase are the single-family homes, which was established approximately 8 years ago.

Number of homes: 301 total - 111 Single family with an additional 29 on Brenda Lane. 161 Villas; additional development TBD.

Governance - Property Owners Association (POA) governs homes on Brenda Lane; Community Association (CA) governs all other homes. Brenda Lane residents are part of our community and entitled to use all our amenities (which they pay into).

Amenities

The community hub is the Club House located on Luzerne Drive. Here you will find areas to socialize, play games, a fitness room, and a kitchenette. The many community social events take place at the Club House. Surrounding the Club House are the community pool, pickleball courts and bocce ball. Walking trails are found behind the single-family homes off Thornton, Luzerne, Favata and Old Forge roads.

Community Contact List

We maintain a contact list that includes names, phone numbers and email addresses for homeowners who share that information. Homeowners who have consented to have their information displayed to the community have it listed on our property management portal. We use email as the primary distribution method to notify homeowners of quarterly meetings, to send community financial data and to share other official CA information with the community.

If you would like to be added to the community contact list, please email the board at silverwoodsinfo@mediacombb.net. By doing this you will receive important community emails. The emails are minimal, 1-2 per month, plus quarterly meeting reminders as meetings are scheduled.

2026 Board of Directors

To reach the Community Association Board with any questions or concerns, homeowners may either click on the widget in the bottom righthand corner of the website and type a message or simply send an email to silverwoodinfo@mediacombb.net.

Marc Bognar - President

Cal Hargett - Vice President

Trish Hanks - Treasurer

Mary Doran Brown - Secretary

Len Janssen - Member at Large

Website Resources

PCAM Owner Portal

The PCAM owner portal can be accessed at home.pcam.net. Here you will find your account balance, make on-line payments, enter and track maintenance requests, as well as other useful information. The Calendar tab displays community social activity information (join in the fun and meet your neighbors!).

Silver Woods Community Website

Our community website: www.silverwoodsov.com offers easy access to valuable information. The Documents tab includes our governing documents, a consolidated rules list, meeting minutes, financial statements, and other information. The [FAQ](#) document provides answers to a lot of questions that may prove particularly useful for you as a new homeowner.

Community Facebook Page

Our community Facebook page, "I Live in Silver Woods," is an online forum for casual discussion amongst homeowners who are on Facebook, managed by one of our residents. It is not owned or managed by Silver Woods.

Frequently Asked Questions

Available at [Silver Woods Community FAQs](#)

SILVER WOODS FREQUENTLY ASKED QUESTIONS

last update: March 2026

1. What is the name and contact information for our property management company?

Premier Community Association Management (PCAM)
34634 Bay Crossing Blvd, Suite 4
Lewes, DE 19958
302-644-2752

2. What is the contact information for our property manager?

Tabitha Hammerstone
Office – 302-644-2752
email – thammerstone@pcam.net
Contact Tabitha with any issues regarding contractors hired by the Silver Woods Community Association (SWCA) or concerns or complaints in the neighborhood.

3. Where can I find out more information about Silver Woods and what is happening?

silverwoodsov.com is our website. Here you will find forms, governing documents, summaries of rules, events calendar, and much more. Periodically, emails are sent to the entire community with information relating to mowing, pool use, and other community-wide information.

Our property management company has a portal for owners which has their account information as well as other important information. This is also where you can find the Silver Woods Architectural Review application and process. You can access it at: <https://home.pcam.net/community/documents>

A Facebook page, “I Live In Silver Woods” was created by a homeowner as a means of communication between homeowners. It is not an official page of Silver Woods and is not administered by your board.

4. Where can I report an issue or contact the board?

Login to your PCAM resident account, select requests. Options allow you to make a general request, Architectural Review Committee (ARC) request, or to make a clubhouse reservation.

For questions or other information, you may email the board at:

silverwoodsinfo@mediacombb.net

5. When are the SWCA meetings for our community?

There are monthly in person meetings (see calendar). One meeting each quarter is conducted on Zoom to make it easier for all to participate. These are scheduled in March, June, September, and the annual meeting in December. Agenda and meeting information is sent out at least ten days but not more than sixty days prior to the meeting.

6. How often are SWCA elections held and how can I get involved?

Elections are held in December. Each position serves a two-year term. Board terms are staggered.

7. What time is the clubhouse open?

The clubhouse is open from 5 am to 11 pm year-round.

8. What are the hours and time of year that the pool is open?

The pool is open Memorial Day weekend through Labor Day. The pool closing date may extend extra week(s) if weather allows. Pool hours are 7 am to 11 pm.

9. Can homeowners rent the clubhouse for a private function?

Yes, provided the rental date does not conflict with a community wide event. The rental agreement can be found on Premier's homeowner portal: <https://home.pcam.net/community/new-request>

10. How can I form a new group and schedule gatherings to be held at the clubhouse?

There are events held at the clubhouse at this time (Poker, Bunco, book club). If someone wishes to start a group, s/he can contact the Clubhouse Coordinator to determine a day and time that is available. Information can then be sent out to the community to advise homeowners about the new group.

11. How do I get a key fob for the pool/clubhouse if I have just moved in? How do I get an extra key fob?

Contact Premier (PCAM) to get your first fob after settlement. If you need a replacement key fob, contact Premier (PCAM). Additional and replacement key fobs are provided at a cost.

12. How do I get an extra mailbox key?

While the Ocean View Post Office is closed for emergency repairs, customers should use the Bethany Beach Post Office, located at 14N Pennsylvania Ave.

13. What trash company serves our community?

Most homeowners use Blue Hen Dispose-All. Information can be found on their website or by calling 302-945 3500. Omar Collection Station located at 33086 Burton Farm Road is another way to dispose of trash and recycling.

14. Where can I find a schedule for trash and recycling?

The schedule is published on the trash company's website and can be printed out for future reference.

15. Where do I send the Architectural Review Committee (ARC) application?

Silver Woods ARC applications are found on the Premier (PCAM) website. Go to:

<https://home.pcam.net/community/documents>

Fill out the form in its entirety and submit to Premier (PCAM) with the ARC fee. Please ensure you allow enough time for review before planning to start your project. Completed ARC applications can take up to (30) days for approval.

16. What changes to my home and grounds require ARC approval?

An ARC application is needed for many/most changes or improvements to the exterior of your home. This includes, but is not limited to, patios, storm doors, awnings, trash enclosures, exterior paint, and door colors. Owners should review the Architectural Guidelines for permits before proceeding with any exterior projects. Storm doors, trash enclosures and solar panels that comply with the permit by rule on our Silver Woods website, do not require an ARC application or fee.

17. Is an ARC required for landscaping?

While an ARC is not currently required for landscaping, homeowners should consider how their landscaping choices may affect their neighbors, avoid choices that may negatively impact their neighbors and choose landscaping that will be aesthetically pleasing.

18. Who is responsible for the common areas?

The developer is responsible for common areas until the property is turned over to the homeowners.

19. Who do I call if I have issues with the company that mows our lawn?

If a homeowner notices any damage, contact the Board liaison or our landscaper (Bay Country) directly. The employees of the landscaping company will not approach homeowners with any issues. These issues are managed by the supervisor.

20. What are the responsibilities of the lawn service company?

Lawn services are provided to homeowners under the Silver Woods Community Association. This is a commercial cut; not custom. Lawn treatments total 5 per season. Lawn cutting is provided weekly; weather permitting, throughout the season. Homeowners may opt out of cutting, treatments, or both for the entire season. Homeowners should adjust irrigation to give an appropriate window to minimize damages caused by mowers on saturated lawns.

21. Do we follow a geese management protocol?

Yes. Homeowners were surveyed in October 2020 and the majority approved use of geese management protocol. We use monofilament rid above the pond surface from October to March to prevent migratory geese from landing on our ponds. Geese will not remain at a pond that they cannot walk into. Contrary to some uninformed perceptions, this process is an environmentally friendly, non-toxic approach that does not harm the geese and is recommended by the Delaware Division of Fish & Wildlife.

<https://documents.dnrec.delaware.gov/fw/Fisheries/Documents/Best%20Management%20Practices.pdf>

Additionally, we addle eggs per state protocol with the help of our pond management company.

22. How can I get involved in an existing committee?

Our current committees are listed below. To get involved, send an email to the board at silverwoodinfo@mediacombb.net. A committee representative will get in touch with you.

- a. Landscaping committee which is responsible for flowers and decorations at the entrance.
- b. Social committee plans social events both inside and outside of Silver Woods community.
- c. Decorating committee is responsible for decorating the inside the clubhouse and seasonal decorations at the entrance and outside the clubhouse.
- d. Maintenance committee performs maintenance tasks at the clubhouse and pool area as needed.
- e. Welcoming Committee which is responsible for welcoming new homeowners.
- f. Clubhouse Committee is responsible for overseeing the clubhouse including the fitness room.
- g. Pool Committee oversees the pool.