

Silver Valley Condominium Association

Capital Repairs Progress Report 2015



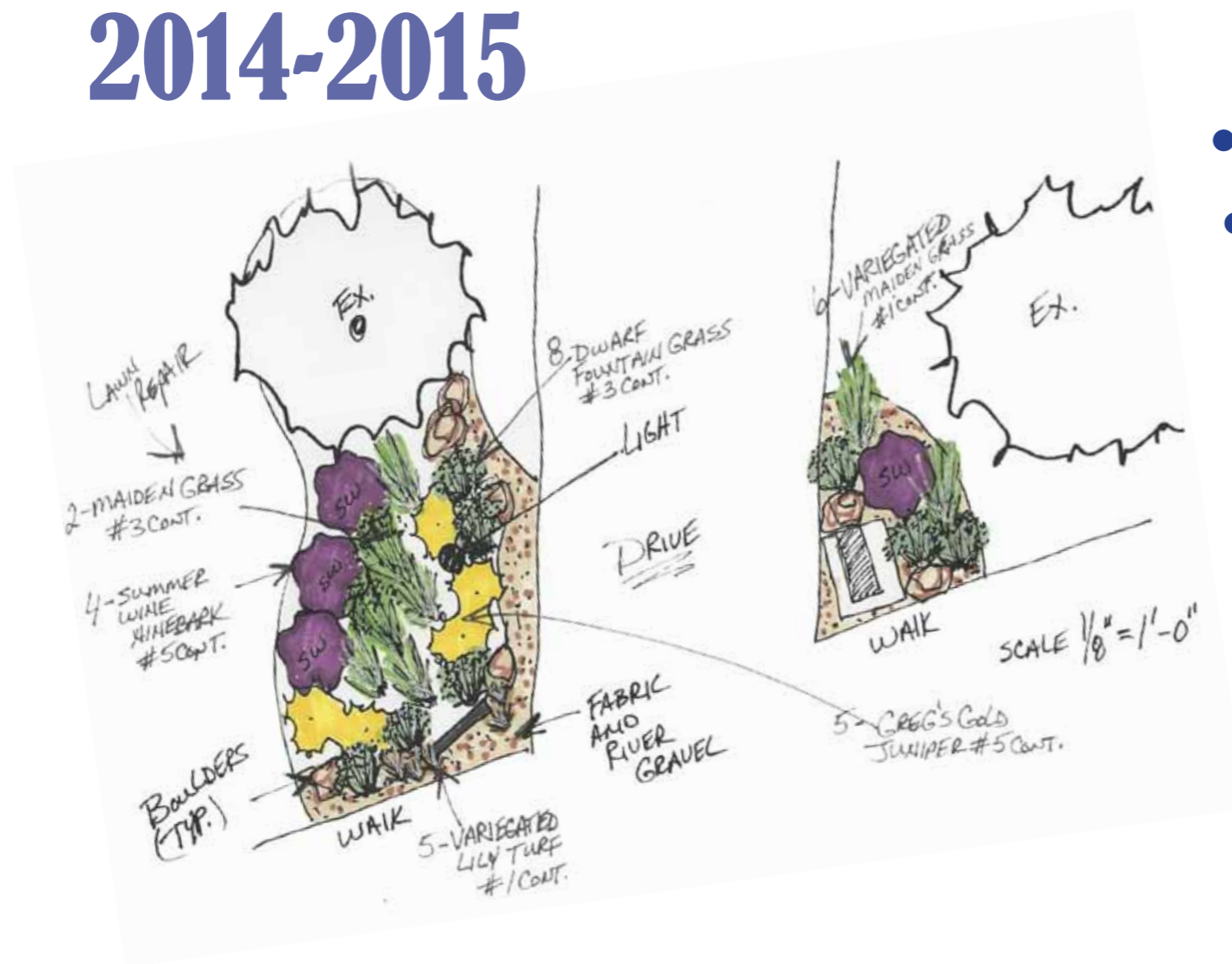
2014

capital improvements program

This brochure is prepared for the unit owners of the Silver Valley Condominium Association,
Munroe Falls, Ohio.

January 2, 2014

work schedule 2014-2015



- painting
- street entrances
- tree removal
- drainage
- retaining walls
- concrete
- fuse boxes
- chimney caps
- stoops and stairs

all units have
been painted

**Painting
Completed**



main entrance
sign sanded,
painted, and
sealed

Street Entrances



before

street entrances
cleaned, replanted,
and landscaped

Street Entrances



street-facing
common areas
cleaned and
landscaped

Street Entrances



all steel mailboxes
and Olson Spur
parking barrier
cleaned and
painted

Street Entrances



we removed 78 trees that were damaging concrete, roofs, gutters, and paint

Tree Removal



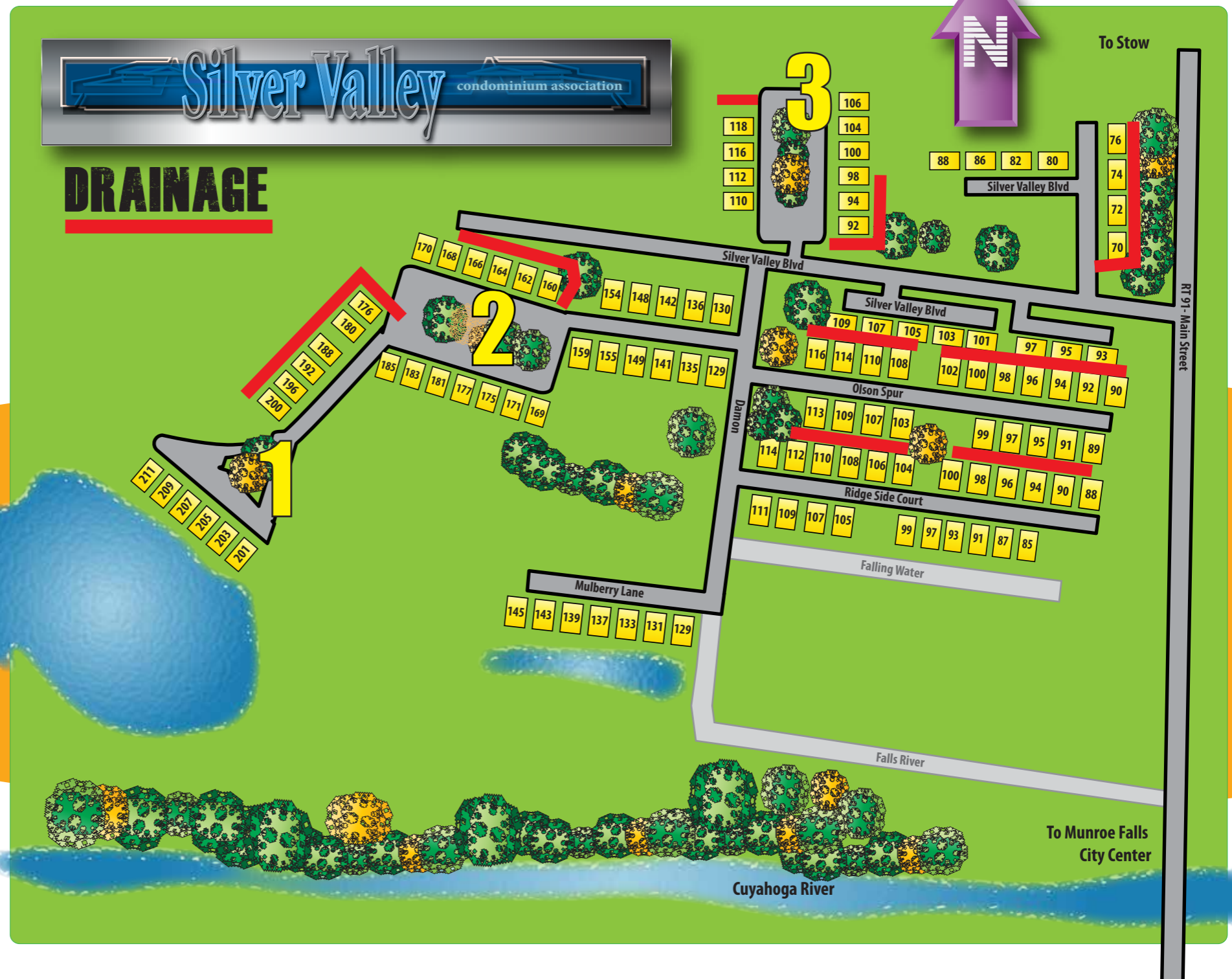
stumps were
ground and smaller
trees planted in
select areas

Tree Removal



areas marked
in red indicate
drainage
swails

Drainage



ridge side court

Silver Valley Condominium Association

Drainage



ridge side court

Drainage



ridge side court

Drainage



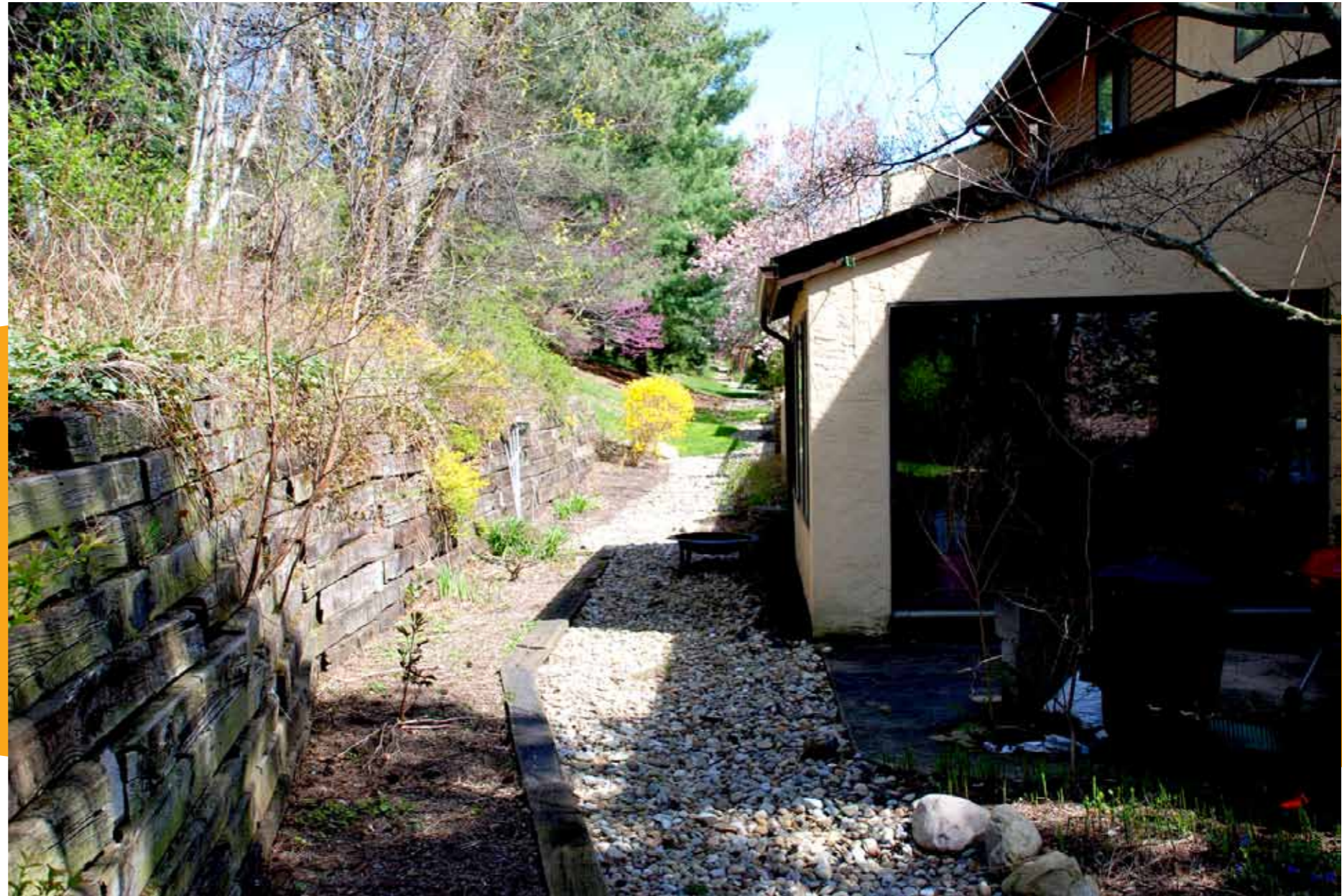
ridge side court

Drainage



ridge side court

Drainage



olson spur

Drainage



olson spur

Drainage



olson spur



Drainage - Retaining Wall



olson spur



Drainage - Retaining Wall



lake terrace
(main drain
cleaned)

Drainage



lake terrace

Drainage



lake terrace

Drainage



lake terrace

Drainage



silver valley
blvd

Drainage



silver valley
blvd

Drainage



silver valley
blvd

Drainage



three walls cleaned
and stained -
two replaced

Retaining Walls



streets and
drives replaced
on SVB, RSC,
and OS

Concrete



streets and
drives replaced
on SVB, RSC,
and OS

Concrete

repaired

pre-repair

Olson Spur



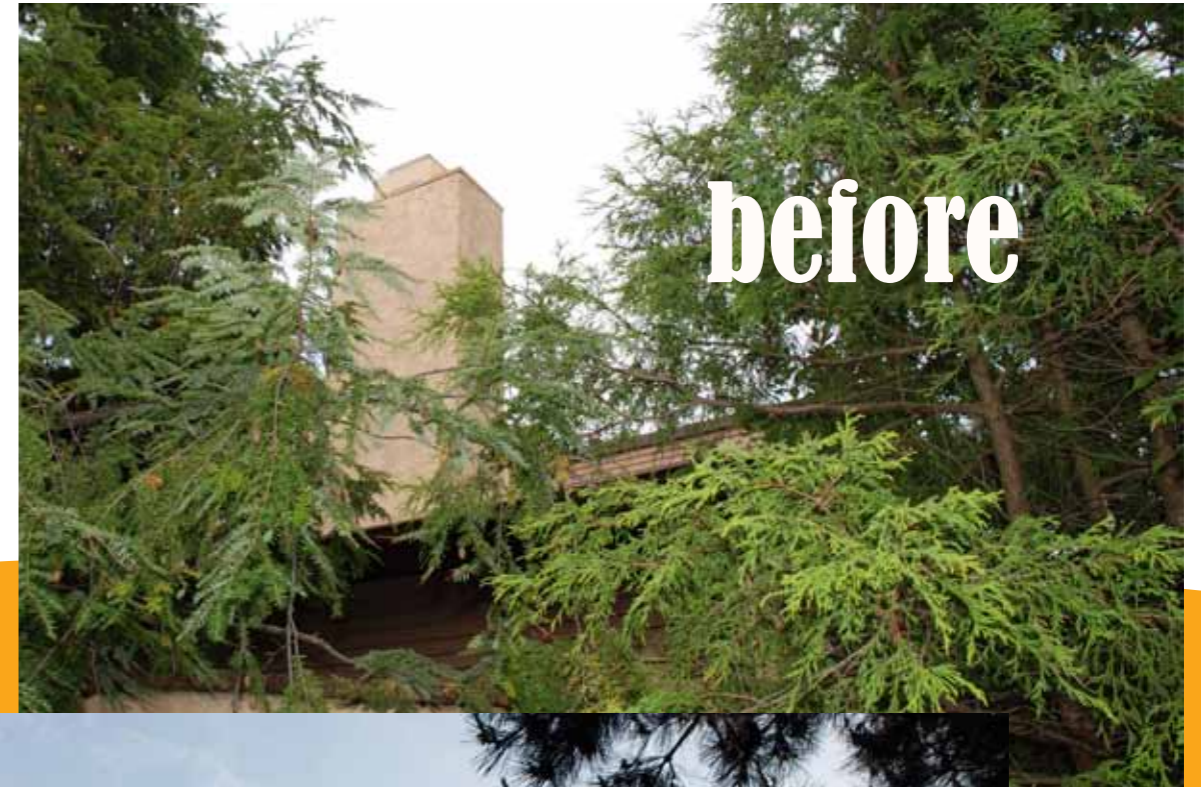
streets and
drives replaced
on SVB, RSC,
and OS

Concrete

Silver Valley



- association-wide inspection
- new database created to track condition for future inspection



before

Chimney Caps



after

34 chimney caps replaced
in 2014-2015

Chimney Caps



entire unit box
replaced
on SVB

Electrical Box



complete inventory
and repairs in 2015



Stoops-Stairs

