

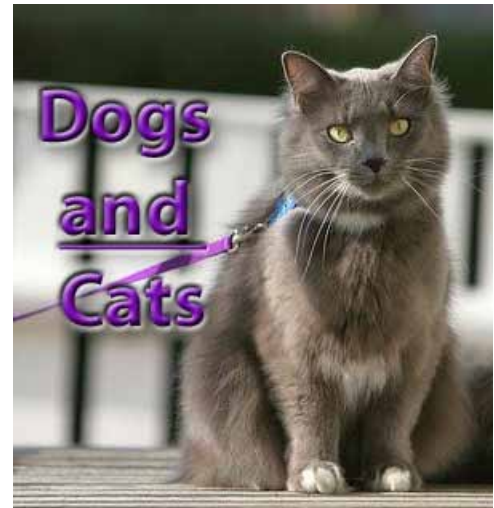
Leash It or Lose It

We have repeatedly cautioned in newsletters and on the web site that cats and dogs must be leashed if they are outside the owner's unit. This is a condo rule, and a matter of law in both Munroe Falls and Summit County.

Some continue to ignore the warnings, and their animals have been identified.

If your cat or dog is roaming the neighborhood unleashed, we will contact the county and ask that the animal warden remove them.

Per day fines of \$25 may also be imposed until the time the warden can schedule a pickup.



Impact Landscaping is our new landscape contractor. They have earned our business with their fine work and responsive, cooperative attitude. It was Impact who did the work at our street entrances, and found affordable solutions to several additional drainage issues. This helped us complete more projects in 2014, without going over budget.

Impact will mow, trim, and maintain all *common areas*. They have also been contracted to begin work on our center islands; a project that will take several years to complete. Those of you wishing to care for the *limited common areas* adjoining your units can do so. In fact, if you have a strong preference in the matter, and wish to assume all responsibility for maintaining your *limited common area*, call Associated and tell them. (This level of unit owner control does **not** extend to common elements, however.)

Not sure about the difference between *common* and *limited common* areas? Visit the **Get Help** section of our web site where we have uploaded maps showing the differences between the two, or call Associated Management and ask them to mail you a printed copy.

2015 Assessment

You should have received the statement for your second year of assessment payments by now. If not, please contact Associated Management.

If you make both of your 2015 payments on time in April, deduct an early payment bonus of \$40 from the total for the year.

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Our web site has a downloadable pdf brochure (*Capital Improvements Brochure.pdf*) that explains the current capital assets program, and includes a list of services funded by your monthly maintenance fees (see the **Download Forms and Documents** section on the **Get Help** page.)

2015 Capital Repairs

Part One of the Capital Repairs Program in 2014 dealt with assorted repairs throughout the community, including tree removal and planting, and drainage repairs, among others. **Part Two** in 2015 deals with damaged concrete repair and replacement.

Long-suffering residents on Olson Spur and Silver Valley South will see street repairs begin soon. The Board is requesting, receiving, and evaluating estimates for major concrete replacement on those two streets. Part Two of the Capital Repairs Program is the reason for your special assessment payment.

There will be traffic restrictions during the repairs in the affected areas.

We hope to start work in April, and estimate that the repairs will take a month or more to complete.

There will be some inconvenience, and we will post news updates here on a regular basis, as we did with Part One of the Capital Repairs Program last year. There will be traffic restrictions during the repairs.

Check www.silvervalleycondos.org for news and progress updates throughout the summer.



Those of you who never frequent these streets may not know how badly they have deteriorated.