

## Request for Change Forms

It has come to the Board's attention that some residents are making changes to their unit exteriors and to the Common and Limited Common areas without Board approval. This is a clear violation of our governing documents.

***Any alterations, modifications, additions or other changes to the grounds or to the exterior walls or roof of any unit must receive prior written approval of the Board. Alterations that violate these rules will be removed at the owners' expense.***

***- Rules and Regulations - pg. 6 A.***

Alterations requiring prior approval include those to exterior doors, exterior windows, garage doors, gutters, downspouts and related drainage, Florida rooms, screened porches, decks, and landscaping.

***Changes to Common and Limited Common area (everything outside the units) also require prior Board approval. "In limited common element adjacent to each unit, the resident may plant flowers, rose bushes, evergreens and other decorative greenery. The maintenance of these planted items is the responsibility of the unit owner/resident. Trees (including fruit trees) and vegetables are prohibited."***

***- Rules and Regulations - pg. 6 B.***

Section 1 of the governing document of the Silver Valley Condominium Declaration states:

***(g) Common Area means all of the Condominium property except the Units.***

***(p) Limited Common Area means those parts of the Common Areas reserved for the use of a certain Unit or Units to the exclusion of all other Units.***

A written **Request for Change** form must be completed, signed, and submitted to the management company for Board approval **before** you make changes. If you have already made changes without approval, you may be subject to Board action requiring you to remove or revise those changes, at your expense. Several cases are currently under review.

For your convenience, a **Request for Change** form is enclosed with this letter. Additional copies are available for download from the **Get Help** page of Silver Valley web site, ([www.silvervalleycondos.org](http://www.silvervalleycondos.org)) or by calling Kare Condo.

## Busy Summer

### 2014: Phase I Complete

- **The drainage problem on Ridge Side Court is repaired.** A long gravel bed with buried drain now extends the length of the topmost building on the north slope behind Ridge Side. It has eliminated chronic flooding experienced by multiple residents, a severe problem that deposited inches of mud on rear decks and patios after heavy rains.
- **Early this year, John's Tree Service removed 47 trees that were causing extensive concrete and drain damage throughout the community.** Many of those trees have been replaced by bushes and decorative trees with smaller root systems.
- **The retaining wall between Olson Spur and Silver Valley is repaired.** A stone veneer has been applied to the face of the old timber wall, saving us the considerable expense of removing and disposing of the old timbers. A stone walk below the retaining wall channels runoff to the large catch basins.
- **Volunteers power-washed and painted three of our retaining walls:** two on Lake Terrace, and one on Silver Valley.
- **Painting continues on Lake Terrace.** Progress has been slowed by the weather, but moves ahead as conditions permit.
- **A damaged electrical meter panel has been replaced behind Silver Valley.**

## Garage Door Repairs

Unit owners are responsible for garage door repair and maintenance. Letters were sent to unit owners whose doors need attention. Several older doors have rotting lower panels that should be replaced and then painted the correct color. (Paint colors are listed in the **Get Help** section of our web site.)

If your garage door has a cracked, dented, or rotting panel, and you do not want to buy a new door, H&W Door Company has individual panels to match your door.



H&W Door Panel  
4173 Sunnybrook Rd  
Akron, Ohio 44240  
330-678-5000 (ask for Ben)

Thanks again to all of you who have already painted and repaired your garage and entrance doors.

## Fireplace Safety

We doubt that anyone in Silver Valley uses their fireplace for wood fires. However, the question of fireplace safety is an issue. We asked to the Stow-Munroe Falls building department for guidance, and received the following recommendation:

**Due to the age of the fireplaces, any fireplace that will be used for a wood fire must be inspected to ensure that it is safe and clean, and that its spark arrester is in place.**

All fireplace and chimney components below the roofline are the unit owner's responsibility.

## Why Do I Have to Pay for Their Drainage?

A surprising number of residents have asked why they have to pay an assessment to repair a street on which they do not live, or correct a drainage problem that affects units at the opposite end of the association property.

Silver Valley is a restricted deed community. When you purchased your unit, you agreed in writing to do your share to repair and maintain those elements of your unit for which you are responsible; abide by the restrictions listed in our legal documents; and provide for our common financial needs.

Your monthly maintenance fee goes largely for day-to-day expenses, including things like: building insurance; small repairs; professional services of the management company, accountants and legal counsel, and general maintenance (e.g. lawn mowing, snow plowing, garbage pickup, and gutter cleaning, among others).

Long term repair and replacement of our collective assets takes money, and we are all responsible for collective expenses since we are all joint owners. We **all** own that cracked street. We **all** own retaining walls, drainage, and all the other elements on our property. We are therefore, **all** financially responsible for maintenance, repair, and eventual replacement of capital assets.

### Learn More

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.)

Currently, the Capital Assets program is on schedule: we have completed all major elements of the Phase I (2014) project. Several minor projects remain this year, with Phase 2 starting in 2015.

Check [www.silvervalleycondos.org](http://www.silvervalleycondos.org) for news and progress updates.