

2019 Project Updates

Here's an update on several community projects undertaken in 2019.

- Multiple street repairs have been completed. These included removing and re-pouring several large street panels that had heaved and cracked. Many sunken concrete panels were slab-jacked to bring them level. New panels were poured using street quality concrete mix. Each fresh pouring was steel-mesh reinforced and attached to adjacent panels with steel rods. In areas where large cracks had developed between existing panels, damaged areas were cut and removed, with new concrete poured to close the gaps. Critical pavement joints, especially those where large runoffs occur in heavy rains, were caulked using a special street-grade sealing compound to prevent road base erosion.



- Several dead, dying, or diseased trees throughout the community have been removed, and their stumps ground in preparation for planting new trees. Other trees have been pruned/trimmed as needed to keep them off building exterior walls and roofs.
- Miscellaneous repairs to several street light poles are ongoing.
- Stucco repair crews have patched and sealed cracks in many exterior walls, restored the stucco finish, and applied a fresh coat of paint. Current repairs are nearing completion.
- The Board has contacted the USPS regarding replacement of rusted mail box supports on Silver Valley north and Lake Terrace. It is currently pursuing the matter with the local postmaster.
- Please submit a request for change form before doing landscape work, or replacing any garage and entrance doors or windows, or exterior lights. These forms are available for download at the **Get Help** section of our website www.silvervalleycondos.org. Changes made without a Board-approved request for change, and those that do not conform to association or city building code standards will be removed at unit owner expense.

- Guest parking signs are posted in parking areas set aside for **guests** and construction vehicles making repairs. Many residents still think it is okay to use these parking areas for their personal vehicles on a regular basis.

- Since much of our community is built on wooded hillsides, our battle with soil erosion continues. Landscape crews have added boulders and gravel, and reseeded slopes behind several units on Ridge Side Court. They have also planted grass and built a gravel-lined drainage swale on the hillside between the south side of Lake Terrace near Damon Drive and the wooded area below it.



Speaking of wooded hillsides and drainage: It has taken years, but we will finally replace the last of the 13 original retaining walls before the end of 2019. Part of your assessment money has already been used in 2019 to replace walls behind Lake Terrace, and another on Silver Valley North, near route 91. The final wall, located on the association's northern boundary will be replaced yet this year.

- A snow removal contract has been signed with Impact Landscaping for this coming winter season.