

# 2016 SVCA Asset Status for Reserve Study Update

This brochure contains supplemental information regarding changes, repairs, and maintenance to the capital assets in our association.

Page two reiterates much of the list in our cover letter, but adds date ranges, and general revenue and expense figures to assist with estimating our needs going forward at this ZIP code.

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March 2016

# Overview 2014-2016

(all items below paid for by reserve withdrawals for painting; a two year \$150,000 assessment for major capital improvements, and 4% fee increase in 2016, anticipating a reserve balance at the end of 2017 of \$249,000.00)

- Painting of all stucco exteriors completed, including privacy walls. (2012-2015)
- Removal of 100+ concrete-damaging trees. Most of the trees removed were heaving and cracking various street and driveway slabs throughout the community. (2013-2014)
- Street and driveway repair/replacement, including several catch basins (SVB, RSC, and OS). The Olson Spur street repaving restored a large part of the road surface, and also enhanced overall drainage. (2014, 2016)
- Replanting using select trees and decorative grasses following concrete repairs. (2014-2015)
- Rock-lined drainage were swales added in eight areas to direct runoff to drains, alleviate periodic flooding, and eliminate persistent dampness in common areas surrounding many units. This was a major initiative that included both excavation and landscape improvements. (2014-2015)
- Cleaning and planting at all street entrances to remove dead items and replace them with attractive and easily maintained flowers, grasses, and shrubs. (2014)
- Sanding and staining of the main entrance sign, street signs, and mailboxes. (2014)
- Cleaning/painting of three retaining walls: re-facing of Olson Spur retaining wall: removal of several smaller walls. (2014)
- Association-wide inspection of all chimney caps, with 34 caps repaired and replaced in 2015 alone. All roofing and chimney cap data are now entered into a new database for future reference.(2014-2015)
- Replacement of electrical service panel on SVB. (2014)
- Replacement of many sidewalk sections to eliminate tripping hazards (2015), followed by slab-jacking of remaining uneven sections. (all work to be completed by end of 2016)
- New landscaper (Impact Landscaping) engaged with a three year contract that includes cleaning and landscaping of all association islands with improved trimming and yard maintenance.
- Complete inventory of all stoops and stairs; contracts issued for repairs of mortar and railings, as needed. (to be completed 2015-2017)

all units have  
been painted

## Painting Completed



All exterior stucco on units was power washed and painted with an epoxy based paint between 2011 and 2014. Improved enforcement of garage and entrance door painting and maintenance.

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main entrance  
sign sanded,  
painted, and  
sealed

## Street Entrances

before



The main entrance sign was inspected, sanded, stained, and sealed in 2014. The wood sign was found to be structurally sound and serviceable for many years, with continued, periodic maintenance. Same for street entrance signs.

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street entrances  
cleaned, replanted,  
and landscaped

## Street Entrances



A three year contract with our landscape contractor now includes a phased cleaning and re-planting of the three islands in our community. The funding is already built in to the annual budgets for those years.

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# Sidewalks



Some sidewalks have already been removed and re-poured; others will be slab jacked to make them level in 2016-17, at an estimated cost of \$3000-5000.

Sidewalk tripping points are a concern.

The Board asked our attorneys to confirm ownership of sidewalks located in common and limited common areas.

As a result of their recommendations, repair costs to level the sidewalks will be shared by the association (for all sidewalk sections in located common areas), and by individual owners (for repairs of sidewalk sections located in limited common areas).

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all steel mailboxes and the Olson Spur parking barrier cleaned and painted last year

## Street Entrances



street-facing common areas have been cleaned and landscaped

Mailboxes are still structurally sound. The Board looks to extend the life of our steel mailboxes through periodic maintenance and painting.



In 2014-15, over 100 trees were removed that were damaging concrete, roofs, gutters, and building exteriors.

## Tree Removal



The Board has already budgeted tree service expenses for 2016 to remove additional dead or dying trees. Ongoing maintenance of our heavily treed property is needed to reduce tree-related damage to building roofs, gutters, and exteriors.



stumps were  
ground and smaller  
trees planted in  
select areas

## Tree Removal



We have completed selective replanting using smaller, less damaging ornamental trees in place of much larger trees that were removed in 2014 to prevent continued root heaving and cracking of streets and driveways.

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As a part of the 2014-15 capital repairs project, stone-lined drainage swales were added to divert stormwater runoff away from units, and to better direct the flow to main drains.

# Drainage



areas marked in red indicate new drainage swales



ridge side court

## Drainage

In addition to better directing stormwater with drainage swales, we have cleaned several drain pipes and catch basins.





olson spur

## Drainage

Extensive trimming of lower tree branches has improved air flow cross currents to reduce wet spots in treed areas.





olson spur



## Drainage - Retaining Wall

A small, bug-infested retaining wall at the rear of this unit has been removed. The area was then graded and bordered with large stone to provide proper drainage away from the foundation.



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## olson spur

A drainage swale was added behind Olson Spur; many old dying trees and bushes were removed.



# Drainage - Retaining Wall

The large, badly deteriorated wood timber retaining wall above the swale was covered with a stacked boulder facing to improve appearance and drainage, while eliminating the removal costs for hauling away the old wall timbers.

We are currently exploring similar, innovative solutions to replace the rest of our original retaining walls.





## Roofs

All units were re-roofed between 2006 and 2013.

Water-damaged roof sheeting was replaced before premium grade shingles and all new skylights were installed.



Unlike the original, substandard roofing installation, the new shingles were nailed over felt, and self-sealing ice guard membrane was installed six feet above all gutters, and in other critical areas.

A database record of all installations has been generated. At this writing, 28 roofs are still under warranty, some through 2018.



34 chimney caps replaced  
in 2014-2015

## Chimney Caps

Larger chimney pans were installed  
on several unit chimneys to provide  
more overhang for increased leak pro-  
tection.



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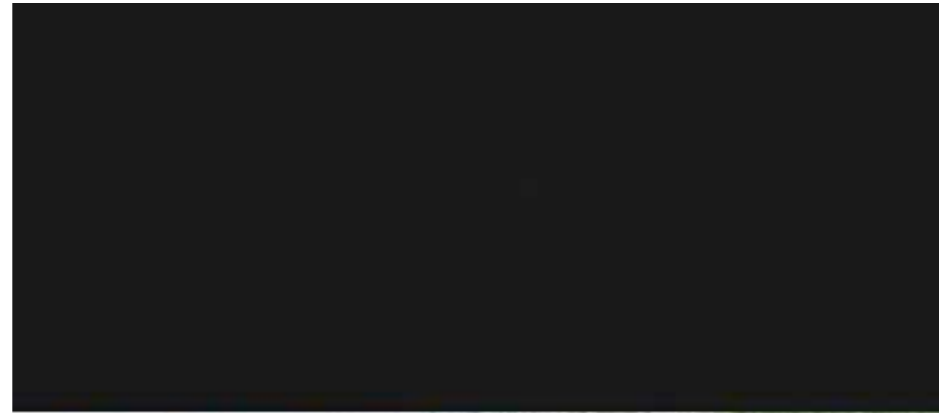


All chimney caps and pans were visually inspected within the past two years.

All caps and pans were either painted or replaced, as needed.

A database has been created to note the dates of service/repair.

## Chimney Caps and Pans



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

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# Gutters

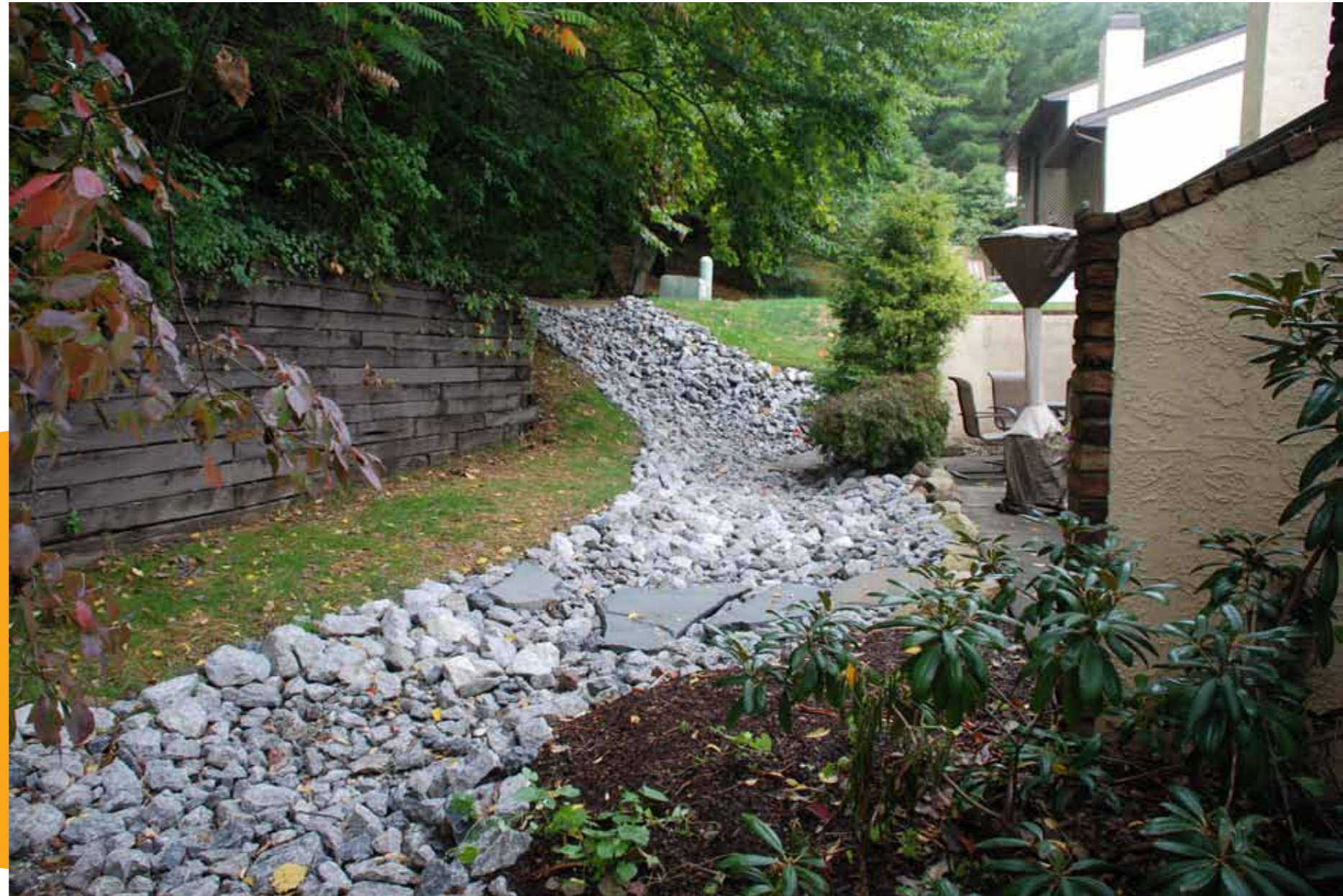
- Gutters are in good condition.
- In some instances, gutters have been re-hung to improve drainage pitch.
- Oversized gutters have been installed on select units whose original four-inch gutter capacity proved inadequate during heavy rains.
- Note: All soffits and downspouts were repainted at the same time as the exterior wall stucco. Downspouts were removed for cleaning and painting before being re-hung.





lake terrace

## Drainage



In 2015, an oversized swale/spillway was installed on Lake Terrace Drive. This was necessitated by extremely heavy stormwater runoff from adjacent property that exceeded the capacity of the original drain.

The association and city are discussing ways to mitigate this problem.

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Three timber retaining walls were power washed and stained (2014-2015).

Volunteers will stain the privacy fence (photo right) on in 2016.

## Retaining Walls



Three very short retaining “walls“ have been removed entirely, and adequately replaced by grading and planting or mulching of the surrounding area.

We are currently in the process of estimating replacement costs for the remaining retaining walls. In addition to the cost of possible timber replacement, we are also exploring the price of re-facing the existing timber walls with poured concrete. The second option may reduce both installation and long term maintenance costs, and saves the expense of removing the old timbers, which will simply turn to soil behind the concrete veneer.



streets and drives replaced on SVB, RSC, and OS

# Concrete

In 2014 and 2015, over 12,000 square feet of street and driveway surface was replaced.

Several street drain boxes were also replaced to improve function and strength.



The Board has targeted another 2000 ft<sup>2</sup> on Ridge Side Court and Lake Terrace for similar replacement in 2016-17, at a projected cost of approximately \$30,000.



# Olson Spur

streets and  
drives replaced  
on SVB, RSC,  
and OS

**Concrete**

**repaired**

**pre-repair**

- Concrete work complete on all sections of SVB.
- Apron repairs RSC - 2017 - \$8300/~550 ft<sup>2</sup>
- Apron repairs Olson Spur - 2017 - \$9700/~650 ft<sup>2</sup>
- Major repairs in multiple areas of LTD 2016 - \$19,500/~1500 ft<sup>2</sup>
- Small work on Mulberry - 2017 completion \$6500/~410 ft<sup>2</sup>



streets and drives replaced on SVB, RSC, and OS



All poured concrete was highway grade mix, properly reinforced with steel mesh. New sections pinned to old for stability.

# Concrete Silver Valley

We feel that the concrete repairs and related drainage improvements completed in 2014 should last for many years to come.





entire unit box  
replaced  
on SVB

## Electrical Boxes



All electrical boxes were inspected in the last two years, and with one exception, all are in good shape.

The one exception: a severely damaged box on SVB was replaced in 2014.



complete inventory  
and repairs in 2015-16

## Stoops-Stairs

Per our attorneys, the association is responsible for the repair of 28 stoops, steps, and railings on those units that have raised staircases.

The worst of these (at four units) required major masonry and iron railing repairs that were completed in 2015. The balance of the units with staircases will require similar but less extensive repairs, maintenance, and painting. A repair balance cost of \$15,500.00 remains, with all repairs to be completed in 2016.



**This repair  
Completed 2014**



**This repair  
Completed 2015**



