

2016 Projects

Several smaller capital asset repair and maintenance projects are already scheduled for 2016. Far less intrusive than the work completed in 2014-2015, these projects may cause some temporary inconvenience for our residents, so we want to alert you ahead of time.

- Two driveway replacements and several miscellaneous concrete repairs are scheduled for Lake Terrace Drive.
- John's Tree Service will remove several trees identified as dead or dying, and trim problem areas. Affected streets: Mulberry Lane, Silver Valley, and Olson Spur.
- Impact Landscaping will work on several areas throughout the community to improve the association's public face, especially on Damon Drive. We will continue the second year of a three-year plan to clean and plant the large treed islands. A large amount of work will be done on Lake Terrace Drive, our longest street.
- In 2015, the Board identified several sidewalks that had heaved or slanted, creating tripping hazards. Kaman & Cusimano was asked to render a decision on Common Area versus Limited Common Area responsibility, and several sections of Common Area sidewalk were removed and re-poured. In 2016, the remaining sections will be slab-jacked to level them, with expenses shared by the association and the owners of affected units.
- In 2015, the Board requested a legal opinion regarding responsibility for repair of our 28 staircases, some of which required significant attention. That decision stated that the repairs are the responsibility of the association, as a whole. The worst of the staircases (those with safety hazards) were restored in 2015; a bulk rate estimate has been accepted for the remaining work, to reduce our unit cost.



The work will include cleaning and repairs/painting of stairs, stucco, and hand rails and their steel supports. This project is scheduled for completion in 2016. Many of you are now familiar with trucks from John's Tree Service and Impact Landscaping; you can expect to see trucks and workers from Chimnee Cricket in our neighborhoods this spring and summer.

The Board has a fiduciary responsibility to request a periodic reserve study that inventories the state of the association's capital assets, and projects costs for their continued maintenance and repair, both short and long-term. The normal interval for updating a reserve study is five years, and we are due.

At last year's annual meeting, a presentation explained cost estimates to fully fund our community's financial needs, based on the most recent reserve study in 2011. At that meeting, we noted that the annual funding requirements seemed to be somewhat high, compared to the far smaller assessment for the recent capital assets program of 2014-15. We also estimated that unit owner failure to approve fully funding was attributable in part to the large financial burden it would add to monthly fees.

At that meeting, we also promised to catalog the capital improvements effected during 2014-15, and include them in a detailed request for a more targeted 2016 reserve study update. The goal: **to derive fair estimates for fully funding that are more affordable but equally effective.**

To that end, the Board has recently assembled and submitted a proposal to Reserve Advisers, asking them to conduct a reserve study update that better represents our current and long term needs, based on local costs. Since the update is a renewal, the fee for the service is one-half that of the original study, and is already included in the 2016 budget.

RESERVE STUDY

Fully funding simply means that we set aside enough money to properly repair, maintain, and replace our capital assets. Fully funding helps maintain property values, makes units more desirable and easier to finance for prospective buyers, and ensures that we can maintain the association as a viable, attractive community, without the need for special assessments, some of which may be quite large and painful.

The choice to fully fund or not to fully fund is, of course, up to the unit owners, and cannot be implemented without their vote. But the Board wants to provide sound actionable information so each of us can make an informed decision.

Those who are interested in the details, can download these pdf documents from our website: (Both links are case sensitive.)

- www.silvervalleycondos.org/downloads/ReserveCoverLetter2016.pdf
- www.silvervalleycondos.org/downloads/Reserve2016.pdf

These two documents catalog recent capital asset repairs and replacements, many of which were originally recommended by the 2011 study. It also lists many of the preventive maintenance measures implemented to extend the service life of our assets.