

Silver Valley Condo Association

July 16, 2018

Dear Unit Owner,

On June 21st 2018 using the powers granted by the Silver Valley Condominium Association By-Laws, the Board of Directors by majority vote, voted to approve a special assessment for the purpose of replacement of Capital Assets. The Capital Assets Improvement Program will be implemented in the community over the next 6 to 24 months.

Silver Valley Unit Owners have repeatedly voted **NOT** to increase monthly fees to fully fund the Reserve Fund, opting instead for assessments to meet our major capital expenses. The last assessment to the community was in 2014.

Over the past few years we have been using money which should have been going into the Reserve Fund to pay for Capital improvements.

Faced with the dwindling Reserve Fund and a steady deterioration of our capital assets, we have voted to assess the community a total of \$150,000.00. Each unit owner share is based on percent of ownership and is payable in **FIVE** (5) installments. Payments will be January 15, 2019; July 15, 2019; January 15, 2020; July 15, 2020 and then the final installment on January 15th 2021. The estimated assessment amount ranges from \$1,100 to \$1,900 per unit dependent upon the percentage of ownership.

Payment statements will be mailed to each unit owner **at least** one month prior to their due date.

Scope of projects:

1. Road - Cement repair and replacement of broken sections, drain replacement and repair.
2. Stoop and step repairs.
3. Stucco repairs to include power washing (as needed) and painting after the completion of the repairs.
4. Power washing mold off units as needed.
5. Removal of dead trees throughout the community.
6. Remaining retaining walls.
7. Curb stops – There are 4 remaining to locate and/or replace per City Code.
8. Landscaping areas where units are overrun and overgrown.
9. Railing and gate repairs.
10. **Increase the Reserve Fund by \$50,000.**
 - **As a community we have chosen not to be fully funded.**
 - **Assessments are necessary to build our funds due to the increasing cost of doing business and in keeping up with the capital expenses of our community.**
 - **As our community ages (it is almost 35 years old) we face more serious issues with our units and property.**
 - i. **Issues of underground utilities are now coming into play, which include but are not limited to:**
 1. **Water mains**
 2. **Sewer systems**
 3. **Electrical**
 4. **Gas**

Long story short: Piecemeal repairs to capital assets are growing in number and are far too expensive to be dealt with on an individual basis. Addressing neglected capital asset failures after the fact is not a viable nor affordable long-term solution. The nature of our challenges requires a community wide solution which will help us secure contractor discounts and therefore benefit the community as a whole.

Please address any questions through the portal https://caliber.apmoh.com/CaliberWeb2_AssociatedPM.

Thank You,

SVCA Board