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Just send an email to ralph@crookedriverwriter.com, and we'll add you to the list.

Fees and Payments

We have standardized our fee payment procedure. Please send all correspondence, payments, repair requests, complaints, and other official business to:

Property Manager
Silver Valley Condominium Association
c/o Carnation Realty Inc.
PO Box 1339
Stow, Ohio 44224

Phone: 330-686-2010

E-mail:
condo@carnationrealty.com

www.silvervalleycondos.org

Monthly Maintenance Fees

Fees are due and payable on the first of each month. Please use the mailing address stickers, and enclose the correct coupon from the payment booklet previously provided by Carnation Realty.

Send your payment and coupon before the 15th of the month. Payments received after the 15th are considered past due, and will incur a \$25.00 late fee.

Assessments

Carnation Realty will send reminders when roof assessment payments are due. Please send your payments in a timely fashion to Carnation Realty.

Tree Trimming

Volunteers trimmed many trees and bushes on Ridge Side Court on June 18. Thanks to all who showed up; the team worked hard and the results were gratifying.

The beautification team hopes to schedule regular trimming and clean up sessions throughout the summer. Check the web site for details.

Trees a Crowd

Several of the original locust trees have turned into monsters, crowding gutters and lifting large sections of concrete, in the street and individual driveway pads. The damage is unsightly, and if left unattended, it will soon become very expensive.

The locusts and a few additional dying trees have been marked for removal. Each is identified with a bright pink ribbon.

A tree removal service will cut these trees down and grind the stumps to prevent further damage.

Guest Parking Is For Guests

Guest parking spots should not be monopolized by unit owners. All cars belonging to residents should be parked inside the garage or in the unit driveway. Repetitive parking or storage of unit owner vehicles in guest parking is subject to a fine.

Slow down!

Several residents (and visitors) feel the need for speed on our normally quiet streets, and forget that there are children and strollers sharing the same space.



Please slow down and keep our streets safe. Tell your guests, too.

A Fresh Coat

The paint crew from Hudson Painting will soon start work on this summer's exterior painting. At a minimum, all buildings on Olson Spur will get a fresh coat of stucco paint. We may tackle additional units, weather and time allowing.

The paint being used is a special formula, designed specifically for stucco surfaces. It was chosen because it covers in a single coat, and resists staining. The units on Silver Valley painted last summer look great.

The darker brown soffits, fascia, and downspouts will also get a fresh coat. Garage doors? See the item to the right of this one.

The board would like to thank former board member Marian Goodridge for her service to the board and to the community. Glad we still have her as a great neighbor.



Roof Project Moves Forward

While the roofing schedule got off to a slow start this spring due to the inclement weather, work will soon begin on 15 additional roof replacements. Units selected for this year's schedule were chosen because they are already leaking.

Hopefully, we will be able to complete all remaining units by the end of 2012.

Garage and Exterior Door Maintenance

Garage door maintenance is the **owner's responsibility**. A recent walk around by the board and maintenance company representative showed that there are several garage doors with chipped, cracked, or missing paint. Letters will be sent to the owners of these units in the next few weeks informing them that maintenance is required.

If you are unable to perform this work yourself, please hire a painting contractor to make any necessary repairs and repaint the doors.

The Sherwin Williams paint store at 4333 Kent Road has all Silver Valley condo colors on file.



- **Entrance doors, wood trim, and garage doors:** ask for Silver Valley Trim
- **Decks, deck floors, and railings:** ask for Silver Valley Decks
- **Stucco touch up** for buildings that still have original paint: ask for Silver Valley Stucco

Thanks for your cooperation.

This information is duplicated in the **Get Help!** area at:

www.silvervalleycondos.org

Visit us online:

The new **Silver Valley web site** is online. Check out our news items, or **Get Help!** by referencing phone and contact information. Download complaint forms and our new color map of the association, complete with unit numbers. If you are reading this newsletter as a .pdf, just click on the live link below to visit the site.

<http://www.silvervalleycondos.org>