



# SILVER LAKE HOA NEWSLETTER

## NOVEMBER 2017 – SLCA UPDATES

### ➤ HOA Monthly Dues Increase starting January 2018

The Board has worked diligently in 2017 to address critical building repairs and maintenance needs. In doing so, the Board has managed expenses as conservatively as possible to make the required repairs. But there are several more critical projects that need to be addressed in 2018.

In order to fund the necessary work, the Board has determined that we must increase the monthly HOA dues from the current \$255.00 to \$265.00 per month beginning in January 2018.

If the increase in dues does not provide adequate funding, a one-time “special assessment” will be required in order to address the building and grounds issues.

The Board will reassess the funding needs for 2018 at the December Board meeting and determine the amount required from the owners to complete the work, if needed. All owners will be notified as soon as possible once the special assessment determination is completed.

### ➤ Unit Assigned Parking

Due to on-going parking issues, the Board has assigned a dedicated parking space for each condo unit. Units on the 3<sup>rd</sup> and 4<sup>th</sup> floors are assigned to the West parking on Fall River Road. Units on the 1<sup>st</sup> and 2<sup>nd</sup> floors are assigned to the East parking behind the building on the lake side. Please adhere to the designated parking assignments. See parking map included with this newsletter for your assigned space.

### ➤ Building Safety Issues

Several building safety issues have been addressed as part of the 2017 building improvement efforts. The safety items include:

- Fire auxiliary lights being replaced along with new batteries for fire panel
- Laundry room dryer vents inspected and cleaned to remove lint buildup
- Burned out common area lights replaced

Trash continues to be a concern. Timely removal of trash prevents unnecessary odors and infestation of bugs/insects. **PLEASE DO NOT** store trash in the hall storage units and remove trash weekly.

### ➤ SLCA On-site Manager Update

Sandra Goff has been working very hard for the SLCA HOA on behalf of all property owners and the Board since being designated as the Property Manager. Sandra helped secure and coordinate all the contractors for the 2017 projects. Sandra has also helped with painting and grounds cleanup during the summer to beautify the property. This work is greatly appreciated by the Board as it helps keep the SLC community an inviting place to live and visit. **THANK YOU, SANDRA!!**

As a reminder, if an owner has an issue that needs Board attention, please contact Sandra @ 303-906-9643 or via email at [silverlakecondos@ccgcolorado.com](mailto:silverlakecondos@ccgcolorado.com).

### Upcoming 2017 HOA Board Meetings

December Board Meeting –  
December 9<sup>th</sup> @ NOON - ??? MNT  
SLC Unit # 308

### Owner & Tenant News

### Building Updates

Silver Lake Condo Association  
9366 Fall River Road  
Idaho Springs, CO 80452

**EMAIL:**  
[silverlakecondos@ccgcolorado.com](mailto:silverlakecondos@ccgcolorado.com)

**OFFICE:**  
(970) 484-0101 Ext. 3

**EMERGENCY:**  
(970) 829-2710

**HOA PAYMENTS:**  
2619 Canton Court, Suite A  
Fort Collins, CO 80525

### Board Members

President – Cheryl Mount  
Vice President – Open  
Secretary – Sandra Goff  
Treasurer – Nancy Brady  
Assistant Secretary – Tisha Higgins  
Directors - Helen Patterson & Dan Graham

# SLCA PROJECT PICTURES since MAY 2017

- New window sills on the worse windows, but more need to be done in 2018



- New windows installed... but only the worse ones – more needed in 2018



- If you saw this during the winter 2016, you should not this winter. The new heat tape installed along with new guttering should prevent ice buildup and roof damage



- **New ditch to divert water runoff from the building**



- **Walkway bridge completely refinished and all rotted wood replaced or patched to address deteriorating wood supports**



**Please take notice of all the repairs and provide feedback to the Board on any items that may still need attention.**

**THANK YOU!!  
Your SLCA Board**

**REMINDER MESSAGE:**

The Board & Management routinely uses email to send news and information regarding important happenings at SLCA.

If you need to update your email address for the mass-delivery system, please contact Tisha at [tisha@ccgcolorado.com](mailto:tisha@ccgcolorado.com), or by calling (970) 484-0101, Ext. 3.