



Summer 2015

Landscaping

Earlier this summer the HOA and Silver Mountain Properties worked to improve the appearance of the Terrace grounds. The sprinkler heads were checked, repaired and aimed correctly. The grass was fertilized and noxious weeds sprayed. The perimeters of the buildings were sprayed for pests, including spiders. The shrubs on the grounds were cleaned out and dead branches removed. Many invasive plants were removed. Fifty new plants were added to the areas between the lower buildings and the upper driveway and new mulch was added. Lots of trash was removed. We should all be pleased that the grounds of the Terraces are looking better this summer than they have for a long time.

Tenant Leases — Tenant Info — No Tenant Dogs

The Rules & Regulations require that if you lease your unit, the lease must be for a minimum of six months. That means no short-term leases, no vacation rentals. The lease must contain a clause prohibiting the tenants from having dogs. That includes visitors with dogs. You must file a copy of the lease along with tenant information with Silver Mountain Properties. The tenant information form is on the SMP website. In addition, you must have *all* tenants sign a copy of the Rules & Regulations acknowledging they have read them. You should make sure that your tenants have understood the rules, since it is you, the owner, who is fined for any violations.

If a tenant violates any of the R&Rs and the owner incurs a fine, it is up to the owner to deal with the tenants to change the behavior or recover the cost of the fine. The HOA and Silver Mountain are **not** apartment managers. **You** are the apartment manager for any unit you rent. You should carefully select your tenants so you don't have to deal with problems like dogs, noise, or trash containers left outside. The HOA does not manage your tenants; the only power of the HOA is to assess fines on you, the owner.

Messy Patios

The Rules & Regulations (section 10) specify that only patio furniture and one BBQ grill may be stored on the balconies and patios. Indoor furniture may not be stored outside. Indoor furniture stored on a ground level patio is an invitation for a large critter to curl up for a nap or smaller critters to make nests. You will be fined for leaving indoor furniture outside.

Doors and Bears

This year the first visiting bear at the Terraces was seen on June 22. Since then a bear has been sighted between the upper buildings and the retaining wall above. That means the bear was checking out all the ground level patios of the upper row of buildings (7–12). If you have a ground level patio, you want to make sure there is nothing left to attract bears, such as a grill with lots of grease, bird seed, garbage, etc. You probably want to carefully consider whether to leave your patio door open at night.

Besides bears, foxes, raccoon, skunks, mountain lions, and coyotes are regularly seen at night around the Terraces. Leaving a hall door propped open invites them to check out the hallways. No one wants to open his or her door to find a bear — or a skunk — waiting in the hall. Please make sure your building's outside doors to the halls are kept closed at all times.

Monthly Dues Allocations

Some items that make up the monthly HOA assessments are allocated based on a unit's square footage and some are just divided equally among the 104 units. When the HOA was formed, the developer divided costs equally among units. A few years ago, it was pointed out that the Declarations specify some costs be distributed based on a unit's area, and in 2010 the board changed the assessment so that trash, utilities (water, sewer and common electricity that supplies the halls and outside lights) and insurance are divided equally. All other items in the budget that make up the monthly assessment, including the reserve assessment, are allocated based on the area of each unit. The allocation is based on the percentage of the overall space at the Terraces for a given unit stated in the Declarations. The Declarations may differ from the square footage the county assessor has on record because the assessor bases the county's number on outside dimensions. The HOA must use the numbers that were filed in the Declarations.

Reconstruction Engineers

Last fall, Reconstruction Engineers (RE), who performed the work to stabilize the building foundations seven years ago, returned to do further work on Building 9, the only building that shifted more than its warranty specified. More grout columns were inserted around the south and east sides of the building. Since then, the water that leaked into Building 5's garage hallway has dried up, indicating that the new columns have interrupted the ground water movement. A future resurvey of Building 9's foundation will show if there is any movement since the last survey.

RE is planning to perform some re-grading around the back of Building 9 that was part of their remediation proposal, along with improving some drainage lines.

Garage Door Openers

When your garage door opener fails, replace it with a belt drive opener. They are much quieter than chain or screw drive openers and everyone in your building, especially those on the first level will appreciate it. (The original openers, which are starting to fail after more than 10 years of use, are screw drive openers, and much noisier than a modern belt drive model.)

Frostbusters and Attics

During the winter of 2013-14, a lot of snow piled up on the building roofs and ice dams formed. Some upper units in almost every building had some damage. Besides pursuing an insurance claim for the roofs, the Terrace HOA board and Silver Mountain Properties hired Frostbusters to perform an energy audit of each building. That involved checking the attics, where they found poor insulation distribution, insulation blocking the soffit vents, uninsulated heat ducts, disconnected dryer vents and other problems that cause the attic space to be warm and melt snow on the roof, forming ice dams. Frostbusters attacked these problems in Buildings 2 & 3 and repaired them starting last February. They also installed temperature sensors in those attics and also in the attic of Building 1. The end of winter last year was not cold and snowy, so the benefit of the work was not clear. This summer SMP is also monitoring the temperatures to see if those attics stay cooler with the ventilation paths clear.

SMP will be watching this winter to see how Buildings 2 & 3 compare to Building 1. If those attics stay cooler, the intention is to have the repair work performed on the other 10 buildings, although it will take a special assessment to pay for it.

The owner of any unit can hire Frostbusters to perform an energy audit that will check insulation, ducting, furnace performance and other measures. The cost is \$100 but Frostbusters guarantees to give \$100 of real benefits—a digital thermostat, LED light bulbs, etc. It is a good deal! You can reach Frostbusters at 970-963-7325.