

SILVER LAKE ESTATES BOARD OF TRUSTEES

October 12, 2016

MAINTENANCE & REPAIRS: PLANNING AND BUDGETING

This summer the SLE Trustees announced in a letter to all lot owners a planned 2016 maintenance project needed to complete repairs to the Silver Lake estates park property. The original project scope totaled approximately \$500K . . . *with the cost spread over 5 budget years*. The project would have resulted in an increase in the annual 'average' assessment by \$188 per lot for each of the next five years. Two meetings were held on August 17th to explain our maintenance & repair needs and to review the Five Year Budget Plan. While there was support for the maintenance projects, some lot owners requested the Trustees reconsider the 2016 Maintenance Project / Five Year Budget Plan with the *lot owners' stated goals: (a) no increase in annual assessments and (b) SLE to create a multi-year maintenance plan based on available reserve funds, our standard budget and other available sources of funding to complete the repairs*. A follow up SLE Trustee meeting was held September 16th with over one hundred lot owners in attendance expressing the *same lot owner goals* and support of the Trustee's obligation to maintain the property.

The SLE trustees have amended the 2016 maintenance project (now \$160K) to only replace 2 lakeside retaining walls and 2 picnic pods impacted by the north seawall replacement. An engineering firm provided a letter to SLE on the age and condition of these two retaining walls that are well past their expected life. These repairs will be paid for using existing reserve funds and other funding sources with no planned increase in assessments to directly pay for the repairs. <http://silverlakeestates.com/maintenance.htm>

As a result the following will NOT be repaired or replaced this winter: parking lot blacktop, parking lot curbs, parking lot retaining walls, picnic pods concrete pads, picnic pods retaining walls, installation of a sidewalk to picnic pod 1 and 2 (for wheelchair access), installation of sidewalk from boathouse entrance to the children's fishing dock (for children's safety), concrete pad will not replace the stone base under the dumpster, concrete pad will not replace the stone base for the bike rack next to the entrance sidewalk. These needed repairs will be done in the future as funds become available. Some of these needed repairs are five to ten years overdue. Plans for future phases of park maintenance to address these needs will be discussed at future SLE board meetings. Lot owners interested in understanding and contributing to these planning efforts are encouraged to attend. Future board meetings will be scheduled in advance and published on the SLE website www.silverlakeestates.com.

DONATIONS RECEIVED FOR PARK IMPROVEMENTS

Bruce and Mary Helen Wright have agreed to donate the \$3K to help pay for park improvements to make it more wheelchair accessible. Other donations in recent years provided for the purchase of three park benches for the SLE Park in memory of Bill Rust (SLE Advisor, fishing instructor), Tim Tausch (SLE Advisor, engineering and project manager) and Jim Tyree (former Lake Manager). Additional non-assessment funds were raised by the SLE's car shows in 2015 and 2016 to help pay for Park improvements. Anyone interested in making a donation for SLE Park and building improvements can contact any SLE Trustee or Advisor.

THANK YOU to the SLE lot owners that support the SLE Trustees' volunteer efforts to maintain our park, boathouse and lake. SLE Board's two year due diligence effort to improve water quality has provided our community with significant improvements after our investment in the replacement aeration system in fall of 2014. SL Village and the SL Water Shed Committee are also contributing toward improvements in water quality for Silver Lake, Crystal Lake and the Cuyahoga River. <http://silverlakeestates.com/water%20quality.html>

SILVER LAKE ESTATES BOARD OF TRUSTEES:

Fred Johnson, Richard G. Lubinski, Bill Newhouse, Mike Walker, MaryHelen Wright



September 9, 2016

Board of Directors
Silver Lake Estates
Attn: Mr. Richard G. Lubinski
2915 Silver Lake Blvd.
Silver Lake, Ohio 44224

Subject: Silver Lake Estates
Site Rehabilitation Project
North Timber and Boathouse Concrete Wall Inspections

As requested, Chemstress Consultant Company performed a visual and physical inspection of above subject retaining walls. The following will summarize the findings of the structural issues and evaluate the useful life of the walls.

The two walls were visited approximately seven (7) years ago. The two walls varied in height and construction types.

1. The North retaining wall is a timber wall and is estimated to be approximately 30 years or more in age and has suffered from normal exposure to the elements, excessive water exposure, and insects. Walls of this construction type typically are expected to have a life expectancy of approximately 15 years. The condition of the North wall would classify as poor, and deemed to be at risk of isolated collapse and has no considerable useful life.
2. The Boathouse retaining wall is a concrete shoreline wall with heights generally in the range of only two to three feet in height. This wall is estimated to be in the range of a minimum 40 years or more in age and has suffered differential movement, spalled concrete, and cracking. Walls of this construction type typically are expected to have a life expectancy of approximately 30 years. The condition of the Boathouse retaining wall would classify as poor, and has technically failed in locations where the wall had shifted forward and is no longer functioning as designed. Though this wall could continue to slowly worsen, it would not classify as having any useful life due to the areas of failure.

If additional information is required, please feel free to contact me at (330) 715-6226.

Sincerely,

Bradley W. Lightfoot, P.E.
Project Engineer

