

ASSOCIATION OVERVIEW

The Silver Firs Community (Phase II) is located in Everett, Washington. The homeowner's association contains 880 homes. Parking is provided for residents in on-street spaces or in garages attached to the homes. The homes at Silver Firs II were originally constructed in approximately between 1994 - 2000.

The community contains typical site improvements including asphalt roadways and concrete sidewalks with pole-mounted lighting. The site also features numerous public tracts which include walking paths, a soccer field, play structures, basketball courts, and benches and tables. The community also has mailbox kiosks dispersed throughout the site, numerous entry sign monuments and similar features, wood site and perimeter fencing, and several storm detention ponds and natural areas. Additional site features include stone rockeries and concrete retaining walls. Common landscape areas are located primarily at the entries, the common tracts, and other similar locations throughout the site.

REVIEW OF GENERAL CONDITIONS

STREETS, DRIVES, AND PAVING-- The asphalt-paved roads and concrete sidewalks are typically publicly dedicated, of good construction quality, and both in good overall condition. The association bears no maintenance responsibility for these items.

The association has some limited maintenance responsibility for paving at park areas, ball courts, and tennis courts. We have included ongoing funds in the study to maintain and repair the asphalt and concrete surfaces throughout the common tracts. Ongoing maintenance of the tennis court and basketball court playing surfaces is included here. Funds are included to seal coat the asphalt, and renew the tennis and sports court playing surfaces in years 1, 6, 11, 16, and 20 (2005, 2010, 2015, 2020, and 2024). Paving surface repairs are included in addition to seal coating in years 6, 11, 16 and 20 (2010, 2015, 2020, and 2024).

SITE FEATURES AND LANDSCAPE-- The site contains significant amounts of fencing in common areas, and along roadways. We have included ongoing funds for painting, repairs and partial replacement of the wood fencing at Puget Park Drive, and to other wood fencing at common areas beginning in year 2 (2006), with an estimated 50% of the Puget park drive fencing scheduled for painting, and 10% of the total fencing along Puget Park and elsewhere scheduled for replacement. Additional cycles are included every other year throughout the study period in years 4, 6, 8, 10, 12, 14, 16, 18, and 20 (2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, and 2024).

The site also features significant amounts of chain link fencing at the tennis and sports courts, and at natural areas and wetlands. We have included ongoing funds to allow for repair and replacement of the chain link fencing. Funds are included in the study for ongoing fence repairs in years 1, 3, 5, 7, and 19 (2005, 2007, 2009, 2011, and 2023). Partial replacement of the vinyl coated chain link fencing is included in years 9, 13, and 17 (2013, 2017, and 2021).

The Silver Firs II community features numerous recreational equipment, play structures, picnic tables and benches, a double tennis court, a soccer field, and several basketball courts.

Funds are included throughout the study for ongoing repairs and replacement of the play equipment. We have included funds in years 2, 5, 8, 11, 14, 17, and 20 (2006, 2009, 2012, 2015, 2018, 2021, and 2024) for this purpose. Benches and tables are scheduled for partial replacement in years 3, 6, 9, 12, 13, 16, and 19 (2007, 2010, 2013, 2016, 2017, 2020, and 2023).

Reserve funds are also included in the study for ongoing maintenance of the sports and tennis courts, and soccer field. Funds are included throughout the study to allow for ongoing net and goal replacement, and goal repairs and painting. We have allowed funds for this purpose in years 1, 3, 5, 7, 9, 11, 13, 15, 17, and 19 (2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, and 2023) for repairs and minor replacement expenses.

The landscape plantings are in good overall condition. No funds are included for ongoing landscape maintenance, as these expenses are normally budgeted as an operating expense. Ongoing plant replacement and planting upgrades are primarily discretionary expenses; typically these expenses are absorbed as part of the landscape contract and are budgeted as an operating expense.

Similarly, landscape irrigation repairs are normally handled during annual system start up and repairs are affected in conjunction with system start up. Many areas will require less frequent watering as plantings mature and irrigation-type watering can be eliminated. We have included some nominal amounts to upgrade and replace irrigation at selected areas during the study; these costs may vary greatly given the scope of projects proposed. Funds are included in the study in years 2, 6, 10, 14, and 18 (2006, 2010, 2014, 2018, and 2022) for landscape irrigation upgrades.

The mailboxes are in reasonable condition, but will likely require replacement during the study. We have scheduled partial replacement for years 1, 3, 5, and 7 (2005, 2007, 2009, and 2011), with an additional replacement cycle included for years 11, 13, 15, and 17 (2015, 2017, 2019, and 2021) of the study; mailboxes of this type typically have a 10-year lifespan when exposed to the weather.

Repairs and ongoing maintenance of the entry sign features and lighting (where installed) and ongoing sign replacement are included throughout the study. We have included funds to repair and replace sign features in years 3, 5, 7, and 9 (2007, 2009, 2011, and 2013), with an additional cycle of replacement planned in years 13, 15, 17, and 19 (2017, 2019, 2021, and 2023).

STORMWATER DETENTION-- Maintenance of the storm detention ponds and natural areas are, as indicated by language on the signage, to be the maintenance responsibility of the County, and no reserve funds are included for maintenance of the storm ponds or natural areas in the study. Funds to maintain the fences at these areas is included with the other fencing.

ELECTRICAL-- Maintenance of the pole-mounted fixtures is not included in the study. Per our observations these poles contain data to indicate that they are owned by the power utility. The electrical lighting at sign features is described above.

RESERVE RECOMMENDATIONS

For budgeting purposes, we recommend that the Silver Firs II Homeowner's Association set aside **\$49,200** (in constant dollars) for major maintenance and repair reserves beginning in 2006.

This typical recommended amount allows for a smaller reserve contribution of approximately \$20,000 in 2004, and also provides for a smaller expected reserve contribution in the amount of \$25,000 (in constant dollars) for the calendar year 2005.

The annual reserve contribution amount recommended should increase annually with inflation. These figures are based on an assumed reserve balance in August, 2004 of about \$83,910.

A typical annual contribution of \$49,200 (in constant dollars) works out to **less than \$5 per month per homeowner, or about \$55-\$60 per homeowner per year**. This compares favorably with the one to two percent a single-family homeowner can expect to pay each year (on average) for major repairs.

The costs estimated for this reserve study are based on the 2004 Means Construction Cost Estimating Manual, or on costs actually experienced by other associations in the area. The costs as shown are somewhat conservative, and have been left that way due to the tight construction labor market in the Seattle area. Heavy demand for construction contractors will continue to keep costs high for several years to come.

Several factors can influence the actual costs that the facility will experience. The quality of replacement materials on items like roofing and paint can also significantly impact cost, as well as the timing between replacements. The use of architects or independent construction managers to specify and oversee work may also cause additional expense.