

**Note from the President of the Board, Joan Meadowcroft**

Hello to All:

First, I want to let you know some very exciting news, Silver Ridge Condominium has a web site. **Silverridgecondominium.com**. A sincere thank you to our new board member, Chet Dembeck and his expertise in getting this project up and running. I encourage you to explore the new web site. Our By-Laws are in process of being updated and when completed, they will be on this site to view. If you have questions, you can find a quick answer. If someone is interested in buying one of our units, they can be directed to this web site to see our By-Laws.

**Listed below are some of the improvements planned for 2017.**

Starting with Building 1, all ceiling light fixtures will be replaced with new energy efficient lights. The approximate cost is \$9,000 per building. BGE is offering a rebate, the Board decided to take advantage of this rebate and all the ceiling light fixtures in all 8 buildings will be replaced.

The interior of Building 1 is scheduled to be painted this year.

The railings in front of Building 6 and 7 will be repaired when the weather permits.

All the common area windows will be cleaned in the spring. You will be notified when a date is confirmed.

BGE will replace the top light fixtures on their poles in the parking lots. This will make our parking lot much brighter.

Several areas in our community will be power washed this year.

Perry Brook decks: we know we have a problem with Perry Brook decks. This is going to be a major project. To ensure the Board makes the right decision, we are interviewing several contractors to hear their recommendations.

Perry Brook tan poles on their decks, will be scrapped, sanded and repainted.

The blue book is in process of being updated and when completed, will be mailed to unit owners.

The Board of Directors welcomes 2 new members, Chet Dembeck and Michael Clisham.

*Thank you,*

*Joan Meadowcroft*

## TREASURER'S REPORT

### Treasurer's Report as of December 31, 2016

	12/31/2016	11/31/2016
Cash—Operating	34,595	35,594
Operating Replacement Fund	460,235	461,082
Elevator Replacement Fund	126,276	121,723
<b>Total Replacement Fund</b>	<b>586,511</b>	<b>582,805</b>
<b>Total Available Cash</b>	<b><u>621,106</u></b>	<b><u>618,399</u></b>

### SILVER RIDGE & PERRY BROOK BUILDING REPRESENTATIVES

# 1 Michael Surface	3802 Wean Dr # 1D	410-236-1114
# 2 Mary Greif	4102 Chardel Rd # 1E	410-931-3798
# 3 Pauline Albert	4104 Chardel Rd # A	410-931-0546
# 4	No Rep	
# 5 Frank Delaney	3905 Darleigh Rd. # 3A	410-917-3509
# 6	No Rep	
# 7	No Rep	
# 8 Herb Ruth	3901 Darleigh Rd. 3H	410-931-0038

### Board Meetings Schedule

All board meetings begin at **6:30 p.m.**

February 28th

March 28th

April 25th

May 23rd

June, July and August—No Meetings

September 26th

October 24th

November—Annual Meeting - to be Announced

No general meetings are held during the summer, but the Board of Directors continue to meet and conduct condo business.

## BOARD MEMBERS

**President:**

**Joan Meadowcroft**

**410-497-5327**

**Term Expires 2017**

**Vice President:**

**Edith Smith**

**410-933-0983**

**Term Expires 2017**

**Treasurer:**

**Paul Coleianne**

**410-812-5273**

**Term Expires 2018**

**Secretary:**

**Pat Sibiski**

**410-870-6394**

**Term Expires 2017**

**Members-At Large:**

**Greg Gummer**

**410-256-1322**

**Term Expires 2018**

**Michael Clisham**

**410-931-0726**

**Term Expires 2018**

**Chet Dembeck**

**410-371-5625**

**Term Expires 2018**

This **Newsletter** is published by Pat Sibiski with input from the Board of Directors.

If you have any comments or would like to make a suggestion for an article in the newsletter please send an email to Pat Sibiski at [pjsibis@comcast.net](mailto:pjsibis@comcast.net) or call her at **410-870-6394**.

**Margaret Bell**

**Regional Property Manager**

**Brodie Management**

**Phone 410-825-6060**

**(9:00 AM to 5:00 PM)**

**Emergency 410-377-1605**

## **DELINQUENT CONDO FEES**

At the annual Board of Directors' meeting in November, the board deliberated on the challenging issue of the handling and collection of delinquent condominium fees. **This is a growing problem for the Association.** There can be many reasons behind such delinquencies, nevertheless, it is the Board's legal responsibility to bring all those who are in the arrears up to date as quickly as possible. While most residents can sympathize with owners who have fallen behind with their condo fees, they also realize that everyone must pay as agreed in order for Silver Ridge Condominium to remain financially solvent and maintain adequate reserves to deal with regular maintenance and any unforeseen expenses.

Shortfalls caused by such delinquencies can only be made up from future assessments. This simply means that those who are paying their condo fees as agreed will have to pay more in order to make up for those who are delinquent.

As a result of the seriousness of this situation, the Board believes it must take the following steps in collecting these accumulating late payments:

1. Assess a late fee and send the owner a notice of late payment.

If the account still remains delinquent:

2. Turn the account over to an attorney.

If the account still remains delinquent:

3. Have the attorney place a lien on the unit.

If the account still remains delinquent: .

4. Have the attorney negotiate a payment plan.

If the account still remains delinquent:

5. **Process foreclosure.**

Although this is a time-consuming and costly process, and the Association stands in line behind the first mortgage, such action can hasten the removal of a non-paying resident and bring in a new owner who will pay on time.

## **NO BALL PLAYING ETC.**

The Silver Ridge Condominium *Bylaws, Article XIV, Rules and Regulations, Section 8*. **prohibits** picnicking, playing of any kind, including bike riding, skateboarding, ball playing on the parking lots, sidewalks, steps and grass.

### **SMOKE DETECTORS**

Don't forget to vacuum your smoke alarms to keep them from falsely going off from the dust. If yours is over ten years old you should think about having it replaced.

### **SALT**

When applying salt, please try to stay 2 feet away from the doors and side lighter windows. It is believed the salt is eating holes into the metal that starts out as rust.

## INCOME TAX SCAM

A new round of an income tax scam has provoked a warning by state officials: Don't believe it if someone calls threatening to arrest you for failure to pay Maryland taxes.

State Comptroller Peter Franchot says his office is investigating two suspicious phone calls that supposedly came from the comptroller's office and threatened arrest if the resident didn't pay his tax bill. Agents are looking into the phone numbers provided by the taxpayer.

"If anyone calls you asking for personal information or worse yet, threatening you with arrest, don't respond and hang up immediately," Franchot said in a news release. "The staff of my agency would never treat Maryland taxpayers that way. These crooks are trying to scare you by taking your money and stealing your identity. They are shameless, unscrupulous predators trying to destroy your financial sanctity."

Neither the Comptroller's Office nor the Internal Revenue Service calls taxpayers and ask for personal information or Social Security numbers, authorities said.

*From the Perry Hall Patch*

## WATER DAMAGE

Yes, it's a nasty word, and expensive. Over the last 2 years, the development has experienced many water leaks. They have damaged units and cost us money. Their sources have been hot water heaters, washing machines, fire sprinklers, etc. The result is **higher insurance premiums and higher deductibles**. The premium of **\$36,382 for 2015** is now **\$54,605 for 2017**, a 50.1% increase. The deductibles have increased from \$5,000 per occurrence to \$5,000 per unit per occurrence, which could be a \$20,000 deductible for a third floor unit damaging down to the terrace level.

Take precautions: purchase a "water alarm", about \$10.00, for each of your water sources: in your washing machine tray, near the hot water heater, behind your refrigerator, under your kitchen sink, in your dishwasher cavity.

Take precaution: Third floor units - since the sprinkler pipes are located in the attic above the third floor, it is suggested that third floor unit residents leave their walk-in closet doors ajar to allow heat to enter the closets. All other units - it is suggested those unit residents leave their outside-closet doors ajar to allow heat to enter the closets.

It is also recommended that one replace the hot water heater every 10 years. How old is yours? Do not wait until it bursts and you have water all over your unit and those below you.

## REPORTING AN ISSUE

Residents are asked to follow the following "chain of call":

- 1st the Building Rep
- 2nd Assistant Property Manager, Phaedra Brown
- 3rd Property manager, Margaret Bell
- 4th A Board of Director, if not resolved