

Silver King Homeowners,

During the Annual Meeting in December we discussed the need to replace the zone valves in the heating and cooling units in each Silver King condo. Over the last 30 years the valves have become corroded (see photo below) and no longer allow proper water circulation through the heating and cooling unit. In the last year we have identified poor system performance and some guest and owner complaints based on lack of heat or cooling in your condo units due to the faulty valves.

At the request of several owners at the meeting, ASRL will be looking to provide a group discounted rate for replacing the valves. Hal Smith is able to purchase the hardware needed at a volume discount and then work with an HVAC contractor to have the valves installed. **The net savings on the hardware is approximately \$100 per valve.** We expect to implement an installation process throughout Silver King starting in April of 2014, but wanted to give each owner the opportunity to ask further questions or opt out of the service if you wish.

#### **Number and cost of valves**

The number of valves needed is based on the size of your condominium:

- Studios and One Bedroom Units - 1 valve - **estimated cost is \$350-\$400\***
- Two Bedroom Units - 2 valves - **estimated cost is \$700-\$800\***
- Three Bedroom (Penthouse) Units - 3 valves - **estimated cost is \$1,050-\$1,200\***

\*includes parts and labor for all valves in the unit at a discounted rate for the group hardware purchase. Please note that the HVAC system in your unit will be fully reviewed during the process of replacing the valves and additional work may be completed to replace thermostats (~\$110) or aqua stats (~\$77).

#### **Other details and comments**

- Participation is optional. To opt out of the inspection and service, please contact Jim Simmons or Hal Smith (see below) by **March 21, 2014**.
- Billing will occur on the rental statement for owners in ASRL rental or through HOA statement for owners that do not rent.
- Owners will be billed the actual cost of the hardware, plus 10% markup and actual cost for installation.
- A few valves were replaced in 2013. Owners will only be charged for new valves needed.
- The valves are soldered in place, so professional removal and installation by a third party vendor is being suggested. Replacement valves will be installed with "shark bite" connectors

that will help facilitate any future valve replacements.

- All work at Silver King is anticipated to be completed between **April 1 and October 31** based on availability of the units and contractor to perform the work.

If you have questions or would like to opt out, please contact one of the following:

Hal Smith, Maintenance Director, [hals@asrlodging.com](mailto:hals@asrlodging.com) (435) 649-5500

Jim Simmons, HOA Manager, [jim@asrlodging.com](mailto:jim@asrlodging.com) (435) 575-0420

Cecilia Chan, Homeowner Liaison, [cecilia@asrlodging.com](mailto:cecilia@asrlodging.com) (435) 575-0421



Sincerely,

Jim Simmons  
HOA Manager  
All Seasons Resort Lodging