

Silver Lake Village VOICE

What's new at The Village Condominiums at Silver Lake Village

JANUARY 2006 - ISSUE 6

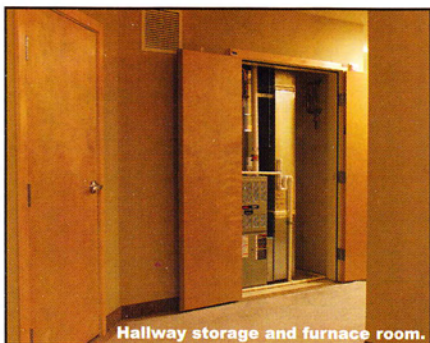
Components of Value

At The Village Condominiums at Silver Lake Village it is the **"Components of Value"** that make these homes such an exceptional purchase and investment. These components can be found at every turn, from the quality of design, materials and construction practices, to the quality of decisions that are made every step of the way. Following are three aspects of these processes and priorities which all present and future owners and residents of The Village Condominiums will forever appreciate. They combine to comprise what we call the **components of quiet living**.

STORAGE PLACEMENT

One of the attractions of condominium living is the freedom of a trimmed down lifestyle, and part of the trimming is the shedding of clutter. But even when you've pared down to your personal essentials there's always the need for extra storage, for seasonal items and those things you use only occasionally.

It is typical to find extra storage areas tucked away in a basement or garage, where space is easier and cheaper to come by. At The Village Condominiums, however, these extra spaces have been designed for extra duty. By strategically locating storage rooms in the uniquely designed hallways they act as a sound



Hallway storage and furnace room.

buffer between homes. Even when empty they provide an effective sound cushion, but when filled with camping gear, holiday decorations and the like they deaden sound transmission even more.

CLIMATE CONTROL

Heating and cooling systems make noise right along with the warm and cool



This and other homes available for immediate possession



air. That's just the nature of the equipment. In a multi-family building there is always a trade-off between the quiet of a central system located in the basement, and the comfort control of an individual unit in the home. The developers, architects and mechanical engineers of The Village Condominiums have combined creativity with a willingness to dedicate valuable square footage to homeowner peace and quiet.

At The Village Condominiums individual heating/cooling units are located in hallway enclosures outside of the home. In this way the sound is attenuated, while individual comfort and control is maximized.

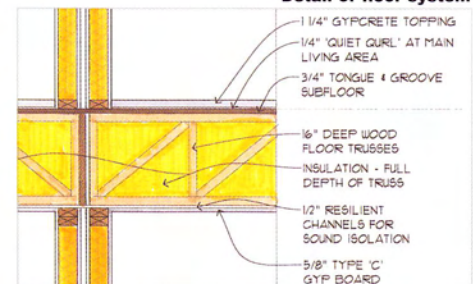
FLOOR & WALL SYSTEMS

The greatest contribution to peace and quiet resides in areas that cannot be seen. Living in the building, you will appreciate the quiet sense of privacy without ever seeing two major components of that quiet quality, inside

the floors and walls.

Sound is vibration, and that vibration is transmitted from wall to stud to wall, and from floor above to ceiling below, through every point of contact. The trick is to minimize the contact and dampen that transmission.

Detail of floor system



The walls in The Village Condominiums are designed specifically for sound attenuation with a "double party wall system." The walls between homes are actually two walls that are not in contact with each other, **Continued inside...**



LIVE



PLAY



EAT



SHOP



WORK



Meet Your Neighbor

Meet Brian & Mary Sue Faust (and grandsons)!

Brian and Mary Sue Faust are new-lyweds, married for less than a year. With each bringing 2 daughters and 4 sons to their blended family, we suspect that Brian and Mary Sue are grateful that all 12 children are now adults on their own.

The day we met the Fausts they were showing their new 2nd floor Village Condominium home to 4 of their grandsons who live nearby; the two oldest attend St. Anthony High School.

Why did the Fausts choose The Village Condominiums as their new home together? The short answer is "location." Mary Sue was born in NE Minneapolis and has lived in the general vicinity all her life. Brian left the area in 1940 to join the Army and returned to N. Minneapolis after leaving the service and getting married.

Mary Sue, who attended the big "Bulldozer Bash" celebrating the rebirth of Silver Lake Village, says, "I saw Apache Plaza go up, and I saw it come down."

In addition to the location, it is the freedom of the condominium lifestyle that attracts them to The Village Condominiums at Silver Lake Village.



L to R: Brian and Mary Sue Faust, with grandsons Cameron, Zachary, Chris and Nathan.

Brian and Mary Sue have many interests. Their shared interest in bowling is actually responsible for their union, as they met in a league at Elsie's Bowling Alley (Brian admits to being the "slightly better" bowler). They also enjoy card playing together; separately it's sports for Brian and sewing for Mary Sue.

The Fausts are also planning to take advantage of the independence of condominium living to pursue another shared interest—travel. With children living in Kansas, Texas and Florida they have plenty of destinations from which to choose.

LIVE

PLAY

EAT

SHOP

WORK



Hunt Associates



Everyone Gathers in the Kitchen!

Joseph Schmidt, creator and owner of Cabina Italian Kitchen at 2700 Thirty-Ninth Avenue NE in Silver Lake Village, wants us to think of him as the new neighbor with a huge kitchen and an open invitation to **stop by anytime**. Like a big family affair where everyone gathers in the kitchen around the smells and activities of food preparation, you will anticipate great tastes to come when you enter Joseph's "Kitchen." The combination of Italian seasonings and Dean Martin's "Volare" in the air definitely support that anticipation.

Fresh and flavorful is the order of the day at Cabina. "We make all our own sauces," according to Joseph, "and literally 75% of everything is made from scratch."

The style is "quick casual" and could never be confused with fast food. The seating is spacious and the food, while selected and paid for at a service counter, is prepared for appearance as well as taste and is delivered to your table. The Stuffed Shells and Countryside Rigatoni are two of Cabina's most popular dishes.

After 25 years in the food service business, Joseph Schmidt had two criteria in mind for developing his own restaurant: it had to be fresh and it had to be unique—one of a kind. "We're **inspired by Italy and chained to no one**," says Joseph with a smile.

Cabina Italian Kitchen opened its doors November 1 serving a complete Italian menu and a nice selection of wines. There is also a varied take away menu for folks who want to serve an easy and delicious Italian meal in their own home. Lunch is an exceptional value, but dinner is still their busiest time. Cabina is open 11 am-9 pm Sunday through Thursday, and till 10 pm Friday and Saturday. Outdoor cafe seating is available in the summer months.



THE VILLAGE CONDOMINIUMS at
Silver Lake Village

Visit our new model and see what people are talking about.

Pedestrian lifestyle by design... It's all here in the Village!

Furnished model now available for viewing

- LIVE • Award-Winning Design
- PLAY • Immediate Occupancy From \$175 to \$500+
- EAT • More than 20 customized home plans
- SHOP
- WORK

612.781.0224 • www.silver-lake-village.com

Sharing the Spirit... "and a happy new year."

On December 15, Hunt Associates, Pratt Ordway Properties, and The Village Condominiums at Silver Lake Village hosted a small Christmas party in the new 4th floor model home. Invited guests included people involved with the design, approval, construction and marketing of The Village Condominiums; and most importantly the future owners and residents of this handsome residence of the Silver Lake urban village.

A grand time was had by all, with familiar holiday music provided by Sara Huston, and excellent food and drink from Village establishments: Cabina Italian Kitchen, Applebees, Cold Stone Creamery, Chipotle, St. Anthony Wine, and Caribou Coffee provided free coffee for everyone.

The Christmas tree was beautifully decorated, and stockings were hung from the fireplace mantle with care, just in case a big guy in a red suit decided to make an early visit (unfortunately, he didn't show).

The climb up the spiral staircase to the mezzanine took guests above the joyful clamor, and just one more step through the door to the rooftop terrace took you from the sounds of conversation and merriment into the crystalline quiet of a crisp and beautiful Minnesota winter night.



Silver Lake Village - a view from the terrace



...Continued from cover

significantly reducing sound transmission. Each wall has a sound channel where sheet rock attaches to the wall studs. Each wall

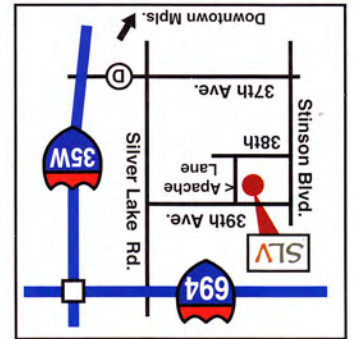
also has its own 3-1/2" sound batt, and the individual walls are separated by a one inch air gap.

Similar techniques are employed in the floor system. The 16 inch floor trusses contain 13 inches of insulation. Over this is the 3/4 inch sub-floor or underlayment; over this is an "accoustimat" sound barrier; over this is a 1 inch layer of gypcrete. On top of this solid gypcrete layer is where the finished flooring—hardwood or pad and carpet—are laid.

Sometimes it's the things we can't see that are working the hardest on our behalf to ensure our comfort, and the peace and quiet we all seek in the sanctuary of our homes.

January/February Events

- **New Model Open**
Jan. 14
- **New Home Show**
Jan. 14 - Feb. 2
- **Parade of HomesSM Spring PreviewSM**
Feb. 11 - March 19
- **Through January**
The First 15 Homeowners
move into Building 1
- **February will see 13**
New Homeowners take possession!








Silver Lake Village Voice
 3800 Apache Lane NE
 St. Anthony, MN 55421

Silver Lake Village VOICE
What's new at The Village Condominiums at Silver Lake Village

Silver Lake Village VOICE

What's new at The Village Condominiums at Silver Lake Village

Inside this issue:

-  **LIVE**
 - Peace & Quiet—A Component of Quality Living
-  **PLAY**
 - The Fausts Find Their Bargain
-  **EAT**
 - Everyone Gathers in the “Kitchen”
-  **SHOP**
 - Looking forward to the New Year
-  **WORK**

