



ROAD MAINTENANCE WORKSHOP

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Agenda

1. Introductions
2. Overview & ICC HOA Practice
3. Evaluating Roads
4. Planning
5. Repair Methods / Estimated Costs
6. Bidding
7. Drainage



We own the Roads Wow we are responsible for maintenance! What will it cost? How will we pay for the repairs? What should we do?

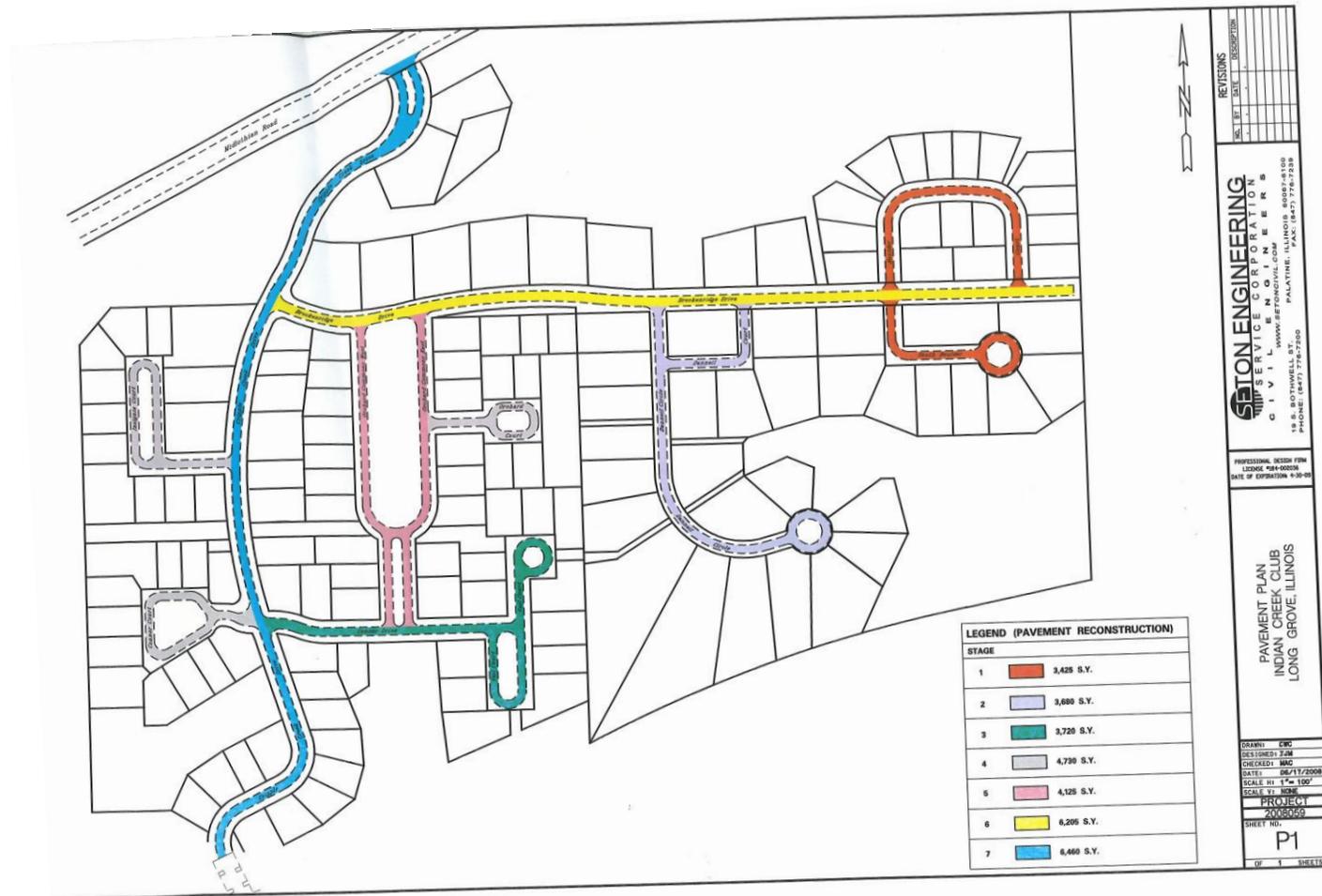


So this is what we didWe developed a 13 Year Plan for our Roads.



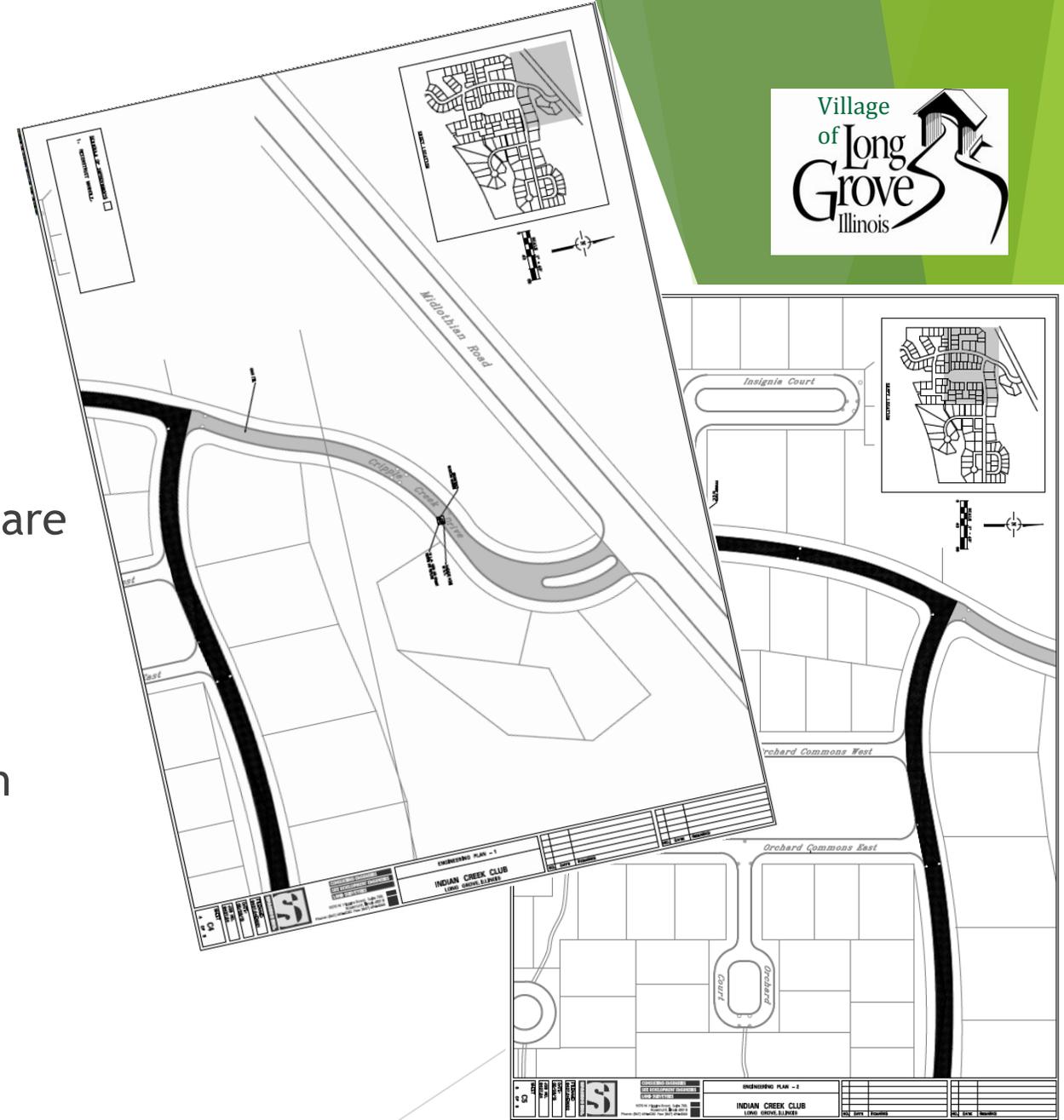
- ▶ In 2008 we hired an engineering firm to help us with a maintenance plan for our roads.
- ▶ This was approximately 7 years after the last top coat was applied to the roads by the builder.
- ▶ Drawings were created to be used for the plan and future bids
- ▶ The plan called for 6 years of maintenance and followed by 7 years of resurfacing.
- ▶ At the time we estimated our total costs to be \$ 946,000 and assuming 3.0% inflation back then we came up with a number closer to 1.6M. So we increased Assessments by \$ 25 / per month.
- ▶ The good news is that actual costs have been less than we estimated and so we now have enough in reserves to re-surface our roads now.

Mapped Roads - Below is 7 year re-surfacing plan



Tips / Recommendations

- ▶ Walk through each Spring
- ▶ Agree on Repairs
 - ▶ Patching, Curb Work, Resurfacing
- ▶ Draw up and review to be sure critical areas are being included.
- ▶ Prepare bid specification and probable costs
- ▶ It's important to maximize your contractor's time because many times you'll pay as much for a half day of work as a full.



Costs our HOA experienced over the past 3 years

- ▶ 2" Mill and Fill: \$ 14.55 to \$ 15.12 / SQ YD
- ▶ 4" Patching: \$ 45 to \$ 47 / SQ YD
- ▶ Curb Replacement: \$ 45 to \$ 70 per LF
- ▶ Manhole Reconstruction \$ 990 per manhole

Contractor Survey



	Name	Address	Contact	Phone	Email
Snow Removal & Salt					
Contractors for Road Repairs					
Civil Engineer - Road Repairs					
Landscaping Contractors					
Aquatics - Pond Maintenance					
Street Light Maintenance					
Management Company					

