

Meadow Vale Farm Community Association

Road Repair FAQ—July 6, 2018

When will repair operations occur?

Metro Pavers Inc. (MPI) is currently planning on conducting road repairs starting Mon, July 9, 2018 and finishing by Fri, July 27, 2018. The dates are contingent on two major factors: inclement weather and finding any major underneath the pavement. We will update the community to any delays via signs at the mail center.

When will the area in front of my house be repaired?

The neighborhood will be split into 8 major areas. (Map is posted in the mail center.) The milling will take 1-3 days per area, another 1-2 days to remove roadway for crack repair or full depth repair (red cross hatch areas on the map), and another 1-2 days for the asphalt paving. Operations will occur in parallel. For example, Area 1 milling may be Jul 9-10 and crack repair on Jul 11. On Jul 10, milling may occur for Area 2 and 3. etc.

Operations will be conducted from 7a to 6p, Monday through Friday. During operations, homeowners may be temporarily blocked from homes, detoured, or slowed. It is important for residents to understand that the level of impact varies during construction depending on whether MPI is milling or paving.

When will I not be able to get my car in or out of my residence?

For Orange areas on the map, those roadways will be completely removed. During the 1-2 days where the roadway is removed, it may be difficult for homeowners to get cars in or out of their driveways. Additionally, for all roadway areas, once the roadway is replaced with new asphalt, that portion of the road will be closed for up to 12 hours—which may prevent homeowners from entering or exiting their residence in the evenings. Access should return to normal the following day. MPI will try to warn residents 24 hrs in advance using door hangars. In those cases, homeowners can park temporarily elsewhere in the neighborhood as long as the cars don't impact operations. Homeowners can also park in the open area in front of the neighborhood on the south end of County Road 5 ½. The Board is looking for other options for parking for homeowners that are impacted.

Can we drive on the milled roads?

The short answer is yes. For Orange areas on the map where the full roadway is removed, MPI will be replacing 1-2 inches with a foundational layer. That will help even the surface and will allow homeowners to drive on that section.

Should we still put out our trash and recycling containers?

Yes. MPI will work around the containers during milling operations and will likely alter their schedule for the overlay to avoid Wednesdays.

Are there other impacts to homeowners?

- Homeowners will be inconvenienced during repair operations. Expect temporary road closures, detours, and delays while equipment is operational during the day.
- Homeowners will not be allowed to keep cars, basketball hoops, landscaping materials, or anything else that would block milling or paving operations on the street during repair hours.
- MPI is very concerned about water from sprinklers at two phases of the project: road replacement / crack repair and the new asphalt overlay. For the replacement areas, the water would cause problems in eroding the sub-grade materials. For the overlay, the water would prevent the bonding agent from allowing the two asphalt layers to bond. To alleviate these concerns, the HOA will work to turn off the water for the entire neighborhood on key days during the process. We will try to keep the water on during as many days as possible during weekdays and will have the water on over weekends.
- For driveways that have continuous asphalt from the road to driveway, MPI will cut the asphalt at the property boundary and only replace the section that belongs to the HOA roadway. In general, they will adhere to standard road width in determining the scope of repairs.
- With the new asphalt overlay, homeowners should avoid turning tires on the road to avoid damaging the new surface. Nice, slow, wide arcing turns are requested.