

# High Vista HOA Roads Report – Dec. 6, 2016

- **Minor Repairs and Projects**
- **Leaf Clearing**
- **Road Striping**
- **Winter Road Clearing Agreement**
- **Winter Road Clearing Reminders**
- **Flashback: January 2016 Snow**
- **Road Operations**
- **Fallen Trees (Again)**



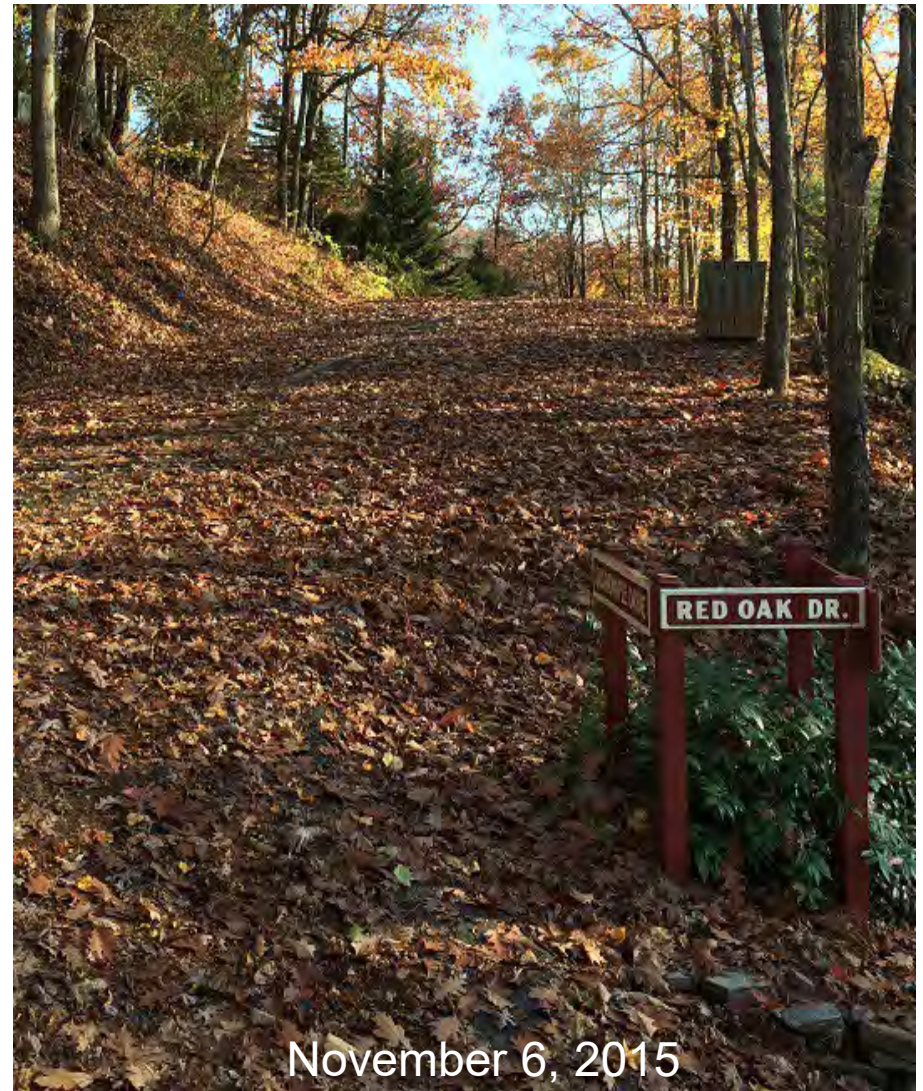
# Minor Repairs and Projects

- **Completed Repairs:**
  - Poplar (far end edging)
  - Wedge Loop (curbing)
  - N Mission Hills Ct (drain curb)
- **Sand Barrels**
  - Maintain or ignore?
  - Sand, sand & salt, or gravel?
  - Don't use for trash or “doggie bags”
  - Owner request for new barrel near top of Chestnut Ridge
    - Relocate existing barrel?
- **Badly Clogged Culvert on HVD**



# Leaf Clearing

- Underway:
  - ~90% complete on first pass
  - Limited second pass planned
- Budget performance:
  - \$24,000 Budget
  - \$17.5K spent/committed thru 12/3
  - 73.2% of budget
- Speaking of Leaves...
  - HOA collects “natural fall” leaves from roads, ditches, culverts, & Park (shared with POA)
  - Owners responsible for driveways, culverts under driveways, & lots (ref Cov. #6, #18)
    - DIY or contract for service
  - *Don't blow / deposit leaves onto roads or into ditches!*



November 6, 2015

# Road Striping

- **Scope**

- ~5.25 miles of fog lines
  - ~3 miles maintenance / refresh
  - ~2.25 miles new surface
- Eight speed bumps
- Club parking pedestrian crossing
- 15 intersection stop bars
- Misc. work at gate approaches

- **16 companies researched**

- **Two companies responded / visited HV**

- **One company bid (~\$7,500)**

- Generally poor work on icons
- Lots of on-site supervision
- A lot of rework...

- **2<sup>nd</sup> visiting co. adding capability; will evaluate for future work**

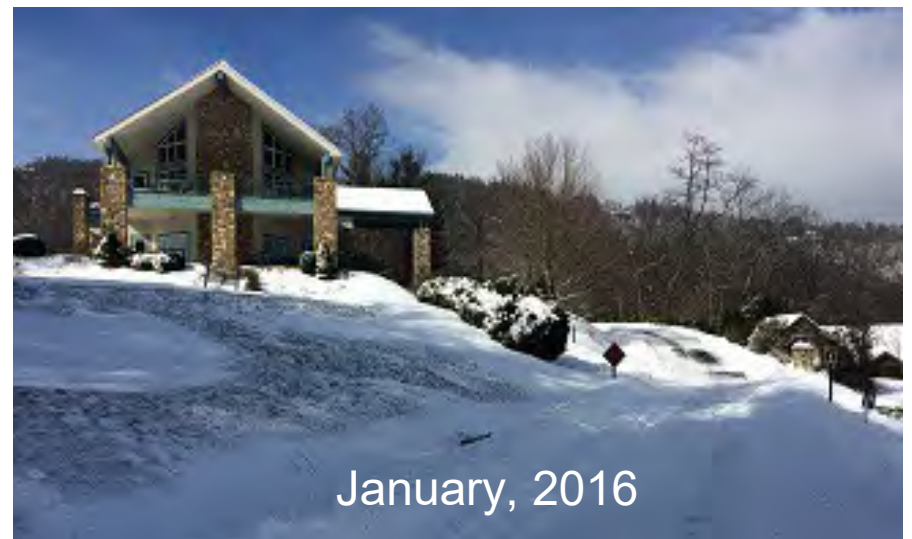


# 2016-17 Winter Road Clearing Service Agreement

- Carolina Paving Contract Signed
- 12 tons Icemelt in Stock @ CP; \$1K/ton
- 6 Tons Rock Dust & Salt Mix in Stock
- 7 Tons Salt in Stock
- CP's "New" HD Truck & Plow Received
- All Plow Trucks are 4WD and Prepped
  
- Dec 6 Planning Meeting w/ JP & CP
  - Team Meet & Greet
  - Update Contact Info
  - 2015-16 Lessons Learned
  - 2016-17 Goal(s)
  - Equipment- & Wx-driven Strategies
  - Priorities
  - PSM on-site strategy...



January, 2016



January, 2016

# 2016-17 Winter Road Clearing Reminders

- HOA Goals

- Clear roads for emergency vehicles
- Stay ahead of clearing of public roads & school schedules
- Avoid easement damage
- PSM equipped and on-site
- **Access/Egress 4 emergency personnel?**

- Owner Responsibilities

- Individual driveway(s)
- Shared driveways
- Mailbox access (*what about clusters?*)

- Owner Assistance

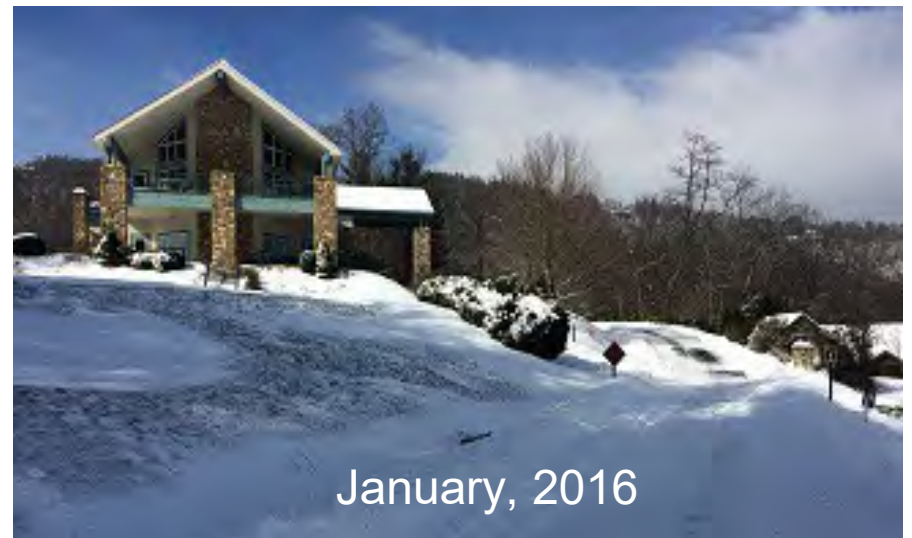
- Place markers along road edges
- Don't park on roads
- Don't push snow out onto roads

- Severe Wx Reminders

- Public roads may (likely?) be in worse shape than HV roads
- Deliveries may be suspended: FedEx, maintenance, propane, repairs, trash, UPS, USPS, etc.
- **Stock up!**



January, 2016



January, 2016

# 2016-17 Winter Road Clearing

## Wx Forecast Monitoring Example Dec 6-12



### Mills River, NC (28759) Weather

#### 10 Day Forecast Weather

Observed at 3:17 pm EST

[Print](#)

DAY	DESCRIPTION	HIGH/LOW	PRECIP	WIND
TODAY DEC 6	Cloudy	46°/37°	0%	SE 5 mph
WED DEC 7	Mostly Sunny	57°/39°	10%	NE 10 mph
THU DEC 8	Cloudy	42°/21°	10%	NNW 18 mph
FRI DEC 9	Sunny	37°/19°	0%	NNW 14 mph
SAT DEC 10	Sunny	43°/24°	0%	N 7 mph
SUN DEC 11	Mostly Cloudy	45°/38°	10%	SSE 10 mph
MON DEC 12	Rain	52°/35°	70%	SW 12 mph



# Flashback: Jan 2016 Report

## Winter Storms – Snow (Jan. 22-23) 1/4

- 13.5” in 48 hours
- = Full average winter snowfall
- #8 snow event on record
- Complications
  - Wind and drifts
  - HV side roads + deep snow
- Mon., Jan. 25 PM:
  - Roads open to emergency veh
  - Roads open to AWD / 4WD
  - Roads open to hi/c 2WD
  - HV roads better than public (i.e., BB, FB, GB)
  - *Schools closed Mon. & Tue.*
- Tue., Jan 26 AM:
  - HV roads open to com'l traffic
  - *HC PS still closed*





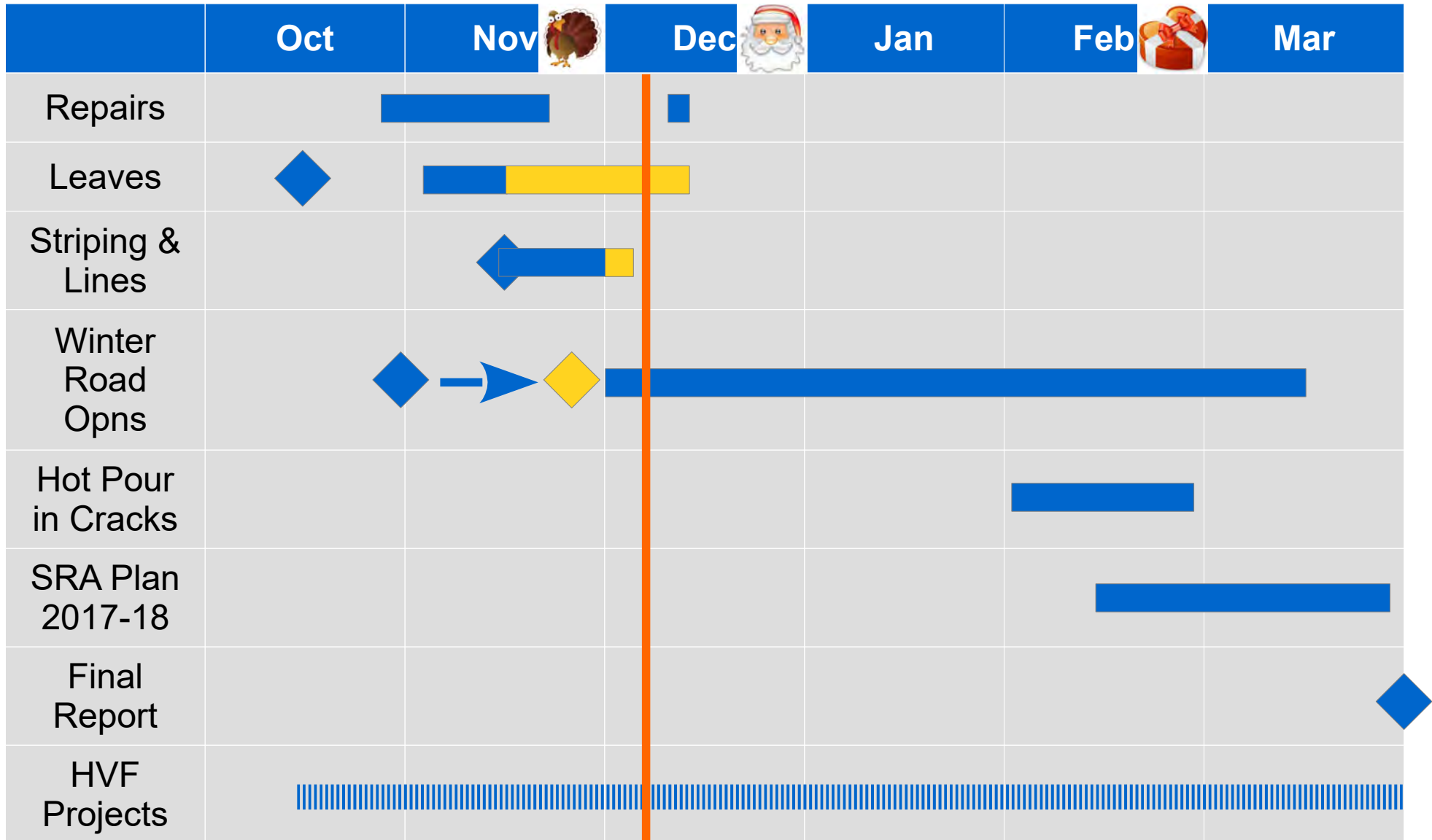
# Road Operations: The First 8 Months (April 1 through November 30, 2016)

BUDGET vs ACTUAL 2016 - 2017 FISCAL YEAR TO DATE NOVEMBER 30, 2016				
<b>INCOME</b>	<b>TOTAL BILLED-ACTUAL</b>	<b>UNCOLLECTED</b>	<b>COLLECTED TO DATE</b>	<b>% Collected</b>
General Assessments 2016	330,835	53,490	277,345	83.8%
Prior Years Unpaid		59,946		
Road Assessment - Yrs 1 - 4	1,165,500	90,941	1,074,559	92.2%
Expended To Date				
\$881,119				
<b>EXPENSES:</b>	<b>BUDGET</b>	<b>EXPENDED YTD</b>	<b>BUDGET REMAINING</b>	<b>% Remaining</b>
<b>ROADS:</b>				
Snow/Ice	32,500	0	32,500	100.0%
Roadside Mowing/Maintenance	45,000	32,001	12,999	28.9%
Paint/Stripe	2,000	2,122	-122	-6.1%
Roads/Maintenance	26,500	21,934	4,566	17.2%
Leaf Removal	24,000	14,480	9,520	39.7%
<b>Total</b>	<b>130,000</b>	<b>70,536</b>	<b>59,464</b>	<b>45.7%</b>

Yr 5 SRA Plan Budget: ~\$193K (bal) + ~\$270K (5<sup>th</sup> yr assessment) + \$27K (reg HOA maint) = ~\$490K

# Road Operations: The Next ~3-1/2 Months

(end of HV HOA FY2017)



# Fallen Trees – Again (1/2)

- Oct 8: Tree down across Honey Locus
- Oct 9: Tree down across CC
- Nov 30: Tree down across Poplar
- Hard, Dangerous Work
  - Personal Risk
  - Personal Equipment Risk
- *Need a Better Plan...*



# Fallen Trees – Again (2/2)

- ***Fallen Trees are Lot Owner Responsibility***
- **However, HV Operations can be Affected**
- **Be Prepared:**
  - Check for Injuries / Damage
  - Tree Service Contact Info (HOA publish?)
  - Notify PSM & HC-, Roads-, or Security Dir.
  - Place Safety Cones (stock @ South Gate)
  - Close road if alternate route available
- **Call 911 to Clear Dead-end Road?**
  - Private road vs public?
- **Call tree service to completely clear debris**
- **DIY?**
  - Tools and Safety Equipment
  - Training
  - Buddy System
  - PSM has new chain saw in So. Gate

