

River Glen Road Road Committee Report for the 2023 Annual HOA Meeting

Road Committee: Mark McGee - Ed Broestl - Julie Rogers

29 November 2023

Road Repair Terms Explained

Several homeowners have asked about “asphalt overlay” and “asphalt repair”

- **Asphalt Overlay: Also called over-paving or just overlay.** This is placing a layer of asphalt over the existing pavement. Often, the existing asphalt and chip seal is ground down or planed to a depth of one or more inches. This can be done to the edge of the road only so that when asphalt is overlayed a crown is created. Asphalt overlay can be applied to existing roads that have not failed. Asphalt overlay is typically applied in a two inch thickness over continuous sections of road, from curb to curb.
- **Asphalt Repair: Also called road patching or just repair.** This is done to a section of road where the asphalt has lost integrity. Typically the asphalt has come apart with large cracks and the subsurface (gravel and/or dirt) may be visible. The area is dug out to remove the failed asphalt and typically 4 inches of asphalt is placed and smoothed.
- **Complete Reconstruction:** removal of all asphalt and install sub base material (gravel or crushed concrete) and install 4 inches of new asphalt over the entire road (the most expensive proposition from the county)
- **Chip Seal:** Chip seal is the application of a thin layer of oil based tar and chipped rock over the top of an existing asphalt road. This is typically a 1/4 inch to 3/8 inch surface treatment.
- >Asphalt Overlay installation cost (2 inches of asphalt) was recently quoted at \$2.25 per square foot.
- >Asphalt Repairs installation cost (4 inches of asphalt) was recently quoted at \$5.50 per square foot.

Homeowner comments: Why do anything? Can we just continue to repair failed sections?

- The roads were built and paved over 40 years ago. The roads have had several “chip seal” applications over the years, the most recent in 2007 (according to the county)
- **Standard practice is to asphalt overlay roads at a twenty year interval**
- Cracking and failure is occurring on most roads. New areas of complete failure emerge every few months.
- 3 Road contractors were consulted as well as an engineer from Town of Berthoud, and the County Road Department; all state that the roads need to be repaired and overlaid with asphalt.
- See next slide of an area of road on Riverview Drive to understand how the failure progresses.

November 2021 and November 2023



Why do the roads need to be fixed quickly?

- Most of the roads are showing failure from the edges - as shown in the previous slide photos
- Many new failed sections are showing up each year
- Asphalt overlaying the roads is cheaper at \$2.25 per foot than the cost of “asphalt repair” at \$5.50/square foot
- Deferring the asphalt overlay of all roads means we are on a treadmill of collecting and spending money every year on road failures and never getting the overlay performed
- The county will repay the HOA 15% of the cost of asphalt overlay. The county will not contribute for the cost of asphalt repair. If we simply continue to only patch failed sections, the homeowners pay all cost.
- The cost of both asphalt repair and asphalt overlay will continue to go up with inflation, driven primarily by increased cost of oil and crushed rock.
- Roads should have asphalt overlay approximately every 20 years - the roads in River Glen have never had asphalt overlay since installation over 40 years ago.
- ***Every road professional that has reviewed our roads has recommended overlay to prevent further failure.***

What are the repair options and cost?

County Proposal 1 - full depth reconstruction all roads

- County Proposal for full depth reconstruction. Tear out all existing roads, add crushed concrete sub-base and pave all 1.89 miles to a depth of at least 4 inches.
- \$2,670,510.00 in six years
- This is over \$40,000 per property in six years
- ***This is not a firm fixed price***

What are the repair options and cost?

County proposal 2 for repair, overlay and some full depth reconstruction

- This proposal is to perform full depth reconstruction of Riverview Dr and asphalt overlay on the other roads
- \$1,916,000.00
- This is over \$29000.00 per property in six years
- ***This is not a firm fixed price***

What are the repair options and cost?

Comments on County proposals

- County would collect approximately \$7700.00 to \$8000.00 per property per year for six years
- After six years collection would continue at approximately \$1500 per year
- Both proposals collect ~\$6.4 million over 30 years (almost \$100,000 per property over 30 years)
- No work performed before 2028 or 2030
- We haven't met any homeowner that thinks this is a good idea

What are the repair options and cost?

HOA Managed: Pay in one year, perform all work in one year

- This is an option to perform all work in one year. No crushed gravel or crushed concrete is placed, i.e. no sub grade work is performed other than leveling and compacting existing sub grade with a roller
- Based on estimates provided by Martin Marietta in September 2023 and is non-binding
- Simple replacement of 4 inches asphalt for failed areas and 2 inches of asphalt overlay on all other areas of the roads
- **Asphalt Overlay \$605,880.00** for 1.7 miles of overlay at \$2.25 per square foot
- **Asphalt repair \$165,000.00** of 0.19 miles (~1000 feet x 30 feet)
- **County repayment of 15% of asphalt overlay \$90,000.**
- **Total cost to HOA \$680,880.00** (\$10,475 per property)
 - $(\$605,880.00 + \$165,000.00 - \$90,000.00 = \$680,000.00)$
- Collect as part of dues in one year as authorized by the BOD or member vote on a one time special assessment
- *It may be possible to get more competitive bids if we have funds in hand for the whole project*
- *This is not a firm fixed price*

What are the repair options and cost?

HOA Managed: Collect for full project over several years

- Baseline cost of \$680,880
- Plan for inflation
- Pick a timeline for collection and when to begin work

What are the repair options and cost?

HOA Managed: Defer and patch worst areas (asphalt repair only)

- \$335 per property for 2024 - \$83.00/quarter for roads (current BOD plan for 2024 dues)
- About 3700 square feet can be repaired next summer
- This would repair one 250' by 15' section of Riverview Dr or could be broken up to address numerous smaller areas
- Mobilization costs are approximately \$1200.00 (cost to have contractor move equipment to the work site)

Unaddressed Road Issues

- Gravel and dirt accumulation at road edges - berm holds water at edge of road
 - Pay to grade and remove? Or require homeowners to address?
- Grass/weeds at, and in, the road edge
 - Spray several times per year?
- There are at least four trash companies utilized in River Glen
 - Waste Management trucks are huge and likely contributing to road damage
 - Would HOA members entertain selecting a single provider?

Road Committee 2021 to 2023

- Located litigation attorney and presented county maintenance issue to attorney for advice
- Surveyed, mapped and measured road damage twice
- Met with Larimer County Road Department and Larimer County Engineering Department
- Reviewed roads for advice and repair quotes with contractors, Town of Berthoud engineer and Larimer County Engineering Department and Road Department
- Asked county to prepare PID and estimates
- Obtained quotes for repair in 2023 and performed some road repair in 2023
- Prepared proposals for budget and options for repairs and overlay paving

Road Committee Recommendations

- Fund the asphalt repair and asphalt overlay of all roads as quickly as members agree
 - Funding more quickly allows for better visibility about cost
 - Funding more quickly cuts down on the areas needing more costly asphalt repair
- Pursue removal of silt and gravel at road edges to allow water to drain into ditches
- Spray weeds and grass at road edge at least twice per year
- Pursue choosing a single trash vendor
- Establish a long term annual road assessment after completion of asphalt overlay and asphalt repair to prevent the high cost we have now

Questions for the HOA Members

- Do you agree or disagree: all roads should be repaved with asphalt overlay and all failed areas should have asphalt repair?
- Would paying a big one time assessment of ~\$10,800.00 be easier if you had 2 or 3 years advance notice? I.e. make one payment in 2025 or 2026.
- Is paying \$2,500 - \$3500 per year for 3 or 4 years easier?
- If you prefer not fixing the roads - why? Is it cost or something else?
- Do you have alternatives not presented here?