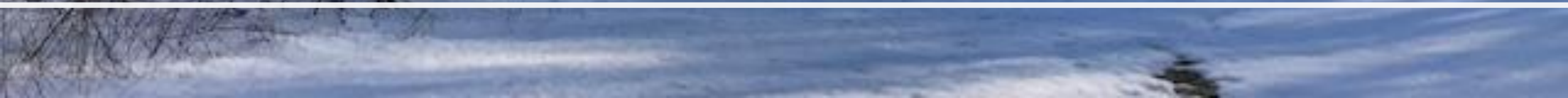




2019 Annual Roads and Grounds Report



Front entrance stormwater repair

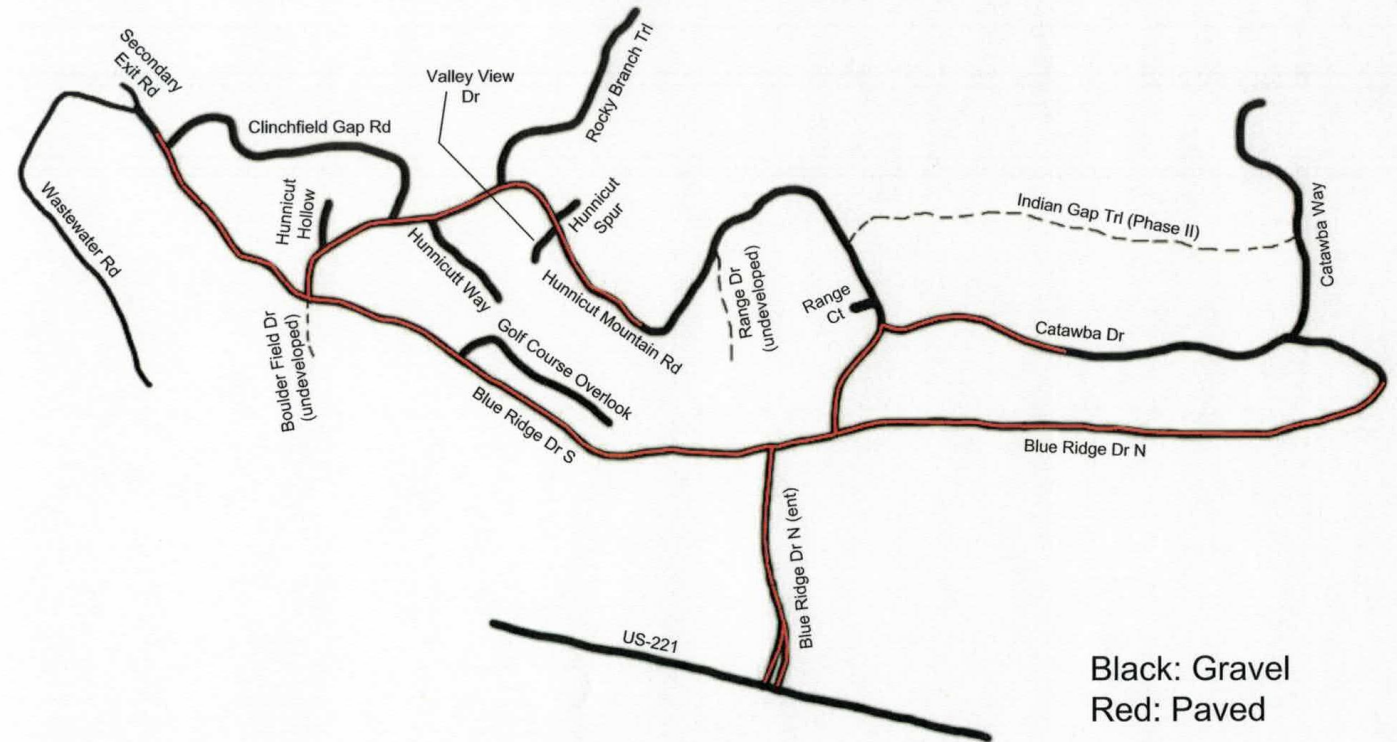
- Resolution of this issue was critical to:
 - Restoring proper drainage and protecting our roadway
 - Maintaining our property values and community image
 - Preventing a lawsuit regarding maintenance of drains lines through golf course property
 - Communities that work through issues as a team succeed. Communities that resort to legal action to solve their problems fail.



POA – Roads

- The 2015 CCRs clearly state that the POA is responsible for maintenance of phase I roadways
 - All property owners pay dues and deserve road maintenance
 - Certain basic standards need to be applied to all roadways
 - A 10-year road plan is required to be both developed and **implemented**
 - Funding that basic level of maintenance is reflected in the 3-year budget projection

Linville Falls Club Property Owner's Association, Inc. Phase I Roads



Landscaping

- Understanding that the landscaping standard should apply to all phase I properties
 - Under the CCRs, the POA maintains all phase I street edges and banks
 - Providing a basic level of landscaping throughout improves our community's appearance and desirability
 - Increases enjoyment and safety for those who walk, run, or bike through our community
 - Funding that basic level of landscaping is reflected in the 3-year budget projection
 - The POA allocated extra funds from our reserves in the fall of 2019 to start bringing our landscaping back up to standard



Basic maintenance for graveled roads

- Maintain adequate packed gravel base
- Maintain ditch lines to prevent wash out of roadway
- Scrape and roll the roads twice yearly to control ruts and erosion
- Funding that basic level of maintenance is reflected in the 3-year budget projection
 - The POA allocated extra funds from our reserves in the fall of 2019 to start bringing our gravelled roads back up to standard



Basic maintenance for asphalt roads

- Our asphalt roads have a thinner than desired base and, like all asphalt, our roads need hardening or topping to prevent cracking
- We currently have 40K in our chip seal budget which needs to be spent to address problem areas as soon as weather permits
- We need to be ready to apply chip seal to additional areas in 2022.
- Improved funding of the chip seal budget is reflected in the 3-year budget projection



Stormwater ditches and culverts

- Historically we have not budgeted any funding to maintenance of stormwater ditches and culverts located along our phase 1 roads
- Continued erosion of the earthen ditchlines will undermine our roadways
- Cobbling of selected ditchlines will lessen sediment runoff into our drains and the Catawba Trout stream and protect our roads
 - All work to be done in accordance with NC standards for sediment and erosion control
- Funding for the gradual upgrade of earthen ditchlines is reflected in the 3-year budget projection
 - Completion of all the ditchlines will require up to 10 years



Stormwater Culverts

- Historically we have not budgeted any funding to maintenance of stormwater culverts located along our phase 1 roads
- There are approximately 23 of these corrugated metal (CMP) culverts which are failing at the end of the expected life cycle for CMP
- Repairs will be made with HDPE pipe having a lifespan of 100 years and to road construction standards
 - We have one failed culvert at Hunnicut Mnt Road pending repair for 2019 due to a contractor issue
- Funding for the gradual replacement of failing culverts is reflected in the 3-year budget projection
 - Completion of all the culverts will require up to 10 years



Standard for contractors working on roadways and culverts

- All new construction activities should be subject to a vendor quotation process with a minimum of 2 vendors, 3 if available
- The quotation request should be itemized and adequately specific to allow comparison of vendor costs for various categories including material, labor, and equipment.
- All contractors must be ensured and the insurance carrier must list the LFCPOA as additionally insured for the duration of the construction project
- All contractors must provide the LFCPOA a one year warranty covering the quality of the constructed improvements
- Contractors must hold appropriate licensing

