

September 21, 2021

Hi Neighbors!

This update will be a bit different because there are a lot of details to share, so I will try to be brief and organized. If your home is between 112 White Oak and 210 White Oak, OR between 185 Beech Ridge and 347 Beech Ridge, please read this carefully as the road in front of your home will be directly affected.

Paving Details

- Quality Asphalt will be performing the paving work **next week** and expects to begin on **Monday, September 27, 2021**. The work is expected to take 3-4 days to complete and will **generally** happen between the hours of 8:00 AM and 5:00 PM.
- The workers may need to walk on lawns during the process, but no heavy equipment will be placed on lawns.
- Every attempt will be made to keep at least one lane open on each road for the duration of the work. If your home is in the affected area and you have any specific concerns about access or crucial times where you need to ensure your driveway is not blocked at the road, please let us know asap.
- The Phase 1a work will include the following (NOTE: after some consultation with Quality Asphalt, the scope has changed slightly from what we originally published:

Ledford Downs Proposed Road Repair Phases

Phase 1a: ~\$60,000, including patches at ●

Phase 1b: ~\$60,000

Potential Phase 2: ~\$60,000

Potential Phase 3: ~\$60,000

Potential Phase 4/5: Ashbrook, Bay Tree, & cul-de-sacs



- Raising the road on White Oak near Cedar Bluff Court for appropriate drainage. This means that we can forego installation of a new drain and the road will drain as it should, sloped toward the lawns on either side.
- Raising the road where water collects on Beech Ridge for appropriate drainage.
- One patch on Beech Ridge, of the large sunken area nearest to Ashbrook.

- NOTE: the Board made a decision to forego the other patch originally intended on Beech Ridge as part of this phase. There is a drainage issue that needs to be fixed before patching, but the home in front of that area is for sale and correcting this issue is not feasible at this time. We will address this area with the new homeowner and hope to include it in Phase 1b.
- One patch on White Oak, just past Bent Pine where the road has sunk around the manhole cover.
- A leveling course and 2" asphalt top coat from the beginning of the private maintenance boundary through 197 White Oak and 327 Beech Ridge.

Contractor Background

Quality Asphalt has excellent credentials, and we believe they will do great work for us. They are bonded and insured and have an A+ rating on the Better Business Bureau website. They have invested much time and effort to work with us over the last year, all with prompt response times and patient answers to our many questions. Additionally, they provided a list of recent paving jobs done in our community as references. If you'd like more info about this company or their references, let us know.

Extra Patching

As you know, we are including as few patches as possible in order to maximize usage of the funds for full paving. However, if any neighbors want to chip in extra funds to patch other problem areas that are not included in this phase, Quality Asphalt is willing to do that work while they are here next week, time permitting. Let us know if you are interested in this and we can help coordinate that or provide contact information.

Donations

It's not too late to give for Phase 1a! There were a couple of neighbors who had not previously pledged who contributed over the last couple of weeks, and that has brought us to over \$62K. That is what enabled us to extend the paving to alleviate the drainage issues on both White Oak and Beech Ridge as part of this phase. So keep the contributions coming!

You can send payments via Paypal or Venmo to ledforddownsroads@gmail.com. You can also mail a paper check to:

Ledford Downs Road Maintenance Association **(official new name!)**

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