

2015 Paleface Ranch (PFR) Annual HOA Meeting – PFR Road Committee Report

Overview

- The roads were constructed in 1995 and are 20 years old with 11 roads and 6-7 miles.
- Regular maintenance has been done every year and is critical to keep the roads in good shape.
- Main goal is preventing the roads from getting in bad shape where total rehab or rebuild is required.
- Our HOA long term maintenance approach is to do crack sealing yearly and chip seal on all roads on a regular rotation basis over multiple years based on recommendations provided by engineers and multiple road construction and paving vendors.

Two Primary Road Maintenance Activities

A) Hot melt crack sealing—this maintenance is the best method to help maintain the longevity of the roads in addition to chip sealing.

- Crack sealing has been done every year to maintain the longevity of the roads since 1997.
- Oscar had the most cracks in history this year due to the weather extremes, traffic & age.

B) Chip Seal Overview

- Uses rock and oil to refresh the asphalt & maintain the road integrity.
- This method is used by TxDOT on Highway 71 and other county/state roads.
- It needs to be done on a regular rotation basis on all roads.
- Roads should be chip sealed every 5-6 years to maintain the integrity of the road and prevent the need to do a total reconstruction at a tremendous six figure cost.

C) Chip Seal Detail Work

- All 11 roads have been chip sealed in the last seven years (2008-2014).
- Oscar was the first road chip sealed in 2008 and needs to be chip sealed in in 2016 to maintain the integrity of the road.
 - Oscar is the main road and the longest one in the subdivision with the heaviest traffic.
 - All traffic uses Oscar for the first section from the front gate to Tres Coronas.
 - Planning estimate for Oscar chip sealing from Big Tex Paving (2014 vendor) is \$51,047.70.
- Tres Coronas is the second and next street in the regular rotation for chip seal maintenance after Oscar.

Chip sealed in 2011 and needs to be chip sealed in in 2017.

Planning estimate for Tres Coronas chip sealing from Big Tex paving is 49,046.40.

➤ Performer, Envoy Place, Successor and Replica roads are third in the regular rotation for chip seal maintenance.

Chip sealed in 2013 and need to be chip sealed in in 2018.

Cost in 2013 was \$50,632.

➤ Improver, Likeness, Oscar's Echo, Indian Divide Road and Indian Divide Cove roads are fourth in the regular rotation for chip seal maintenance.

Chip sealed in 2014 and need to chip sealed in 2019.

Cost in 2014 was \$51,436.

Other Road Repairs

➤ Pot hole repair as needed.

➤ Road edge repair as needed.