

Townhouses 4 Interim Road Committee Report, Year-end Fiscal 2020

The Interim Road Committee is composed of the following members:

- Dick Dickerson, Co-Chair
- Paul Richard, Co-Chair
- Jim Matthes

We offer this report, including background information, in lieu of an Annual Members Meeting report, in the hope of informing the community about our roads, and inviting and encouraging member participation.

2019

In 2019 an Interim Road Committee was formed by our HOA to address the question: What should we do about our roads? Should we ignore them? Should we maintain them? Should we rebuild them? Many people had many different opinions, but there was no consensus and little factual information.

To move forward the committee hired an independent engineering consulting company, Western Technologies, to perform a road analysis of our roads and make recommendations. Western Technologies gave us back a detailed report containing an industry standard road evaluation and a variety of recommendations.

In late 2019 the Interim Road Committee recommended to the Board, and the Board approved, the following: perform elastomeric seal-coating maintenance on all HOA roads in Spring of 2020, excepting the two worst roads (Calle de Alegria and Camino del Poso); and perform complete road reconstruction on the two worst roads in Spring 2021.

2020

In May 2020 elastomeric seal-coating was performed on 12 of 14 HOA roads. The cost was approximately \$34,000. This cost was significantly under the projected budget. It was under budget for two reasons: 1) the work was done at a time of historically low oil prices, and at a time during the pandemic when asphalt vendors were hungry for business; and 2) The Interim Road Committee and the Finance Committee over estimated the cost.

The committee was thoroughly pleased with the work performed by Bates Asphalt Company.

2021

The current plan is to completely reconstruct our two worst roads, Calle de Alegria and Camino del Poso, in the spring of this year. Request For Proposals (RFP) went out to asphalt vendors in January, and contract award is targeted for mid-March. The target timeframe for work to be performed is sometime in May - but this will not be finalized until shortly after the contract is awarded. More detailed information about this upcoming work should be available toward the end of March.

A Note on Calle de Alegria

Calle de Alegria has three owners: The first 595 feet, starting from Canada, is owned by Pima county. The county plans on reconstructing their section of Alegria this year. The rest of Alegria is co-owned by Townhouses 4 and Townhouses 6. The cost of reconstructing the HOAs' portion of Alegria will be evenly split between TH4 & TH6.

Beyond 2021

The Interim Road Committee in its current form disbands in the Spring of 2021. Some downstream issues for the Board and HOA members to consider are:

- Road reconstruction of Calle de Alegria and Camino del Poso requires the new roads be sealed within one year. This will need to be done in Spring 2022.
- Elastomeric seal-coating has an effective maintenance span of at most five years. Seal coating should be done on all other roads again in 2025.
- The life span of low maintenance asphalt roads is unclear and perhaps even controversial. Our HOA roads are now (mostly) more than 50 years old. It can be expected that at some point it will no longer be possible to simply maintain the roads, and that they will instead need to be reconstructed. Our neighbors, Townhouses 6, reconstructed all of their HOA roads in 2017, after planning and saving for more than ten years. Townhouses 4 may want to consider such a long-term plan.