

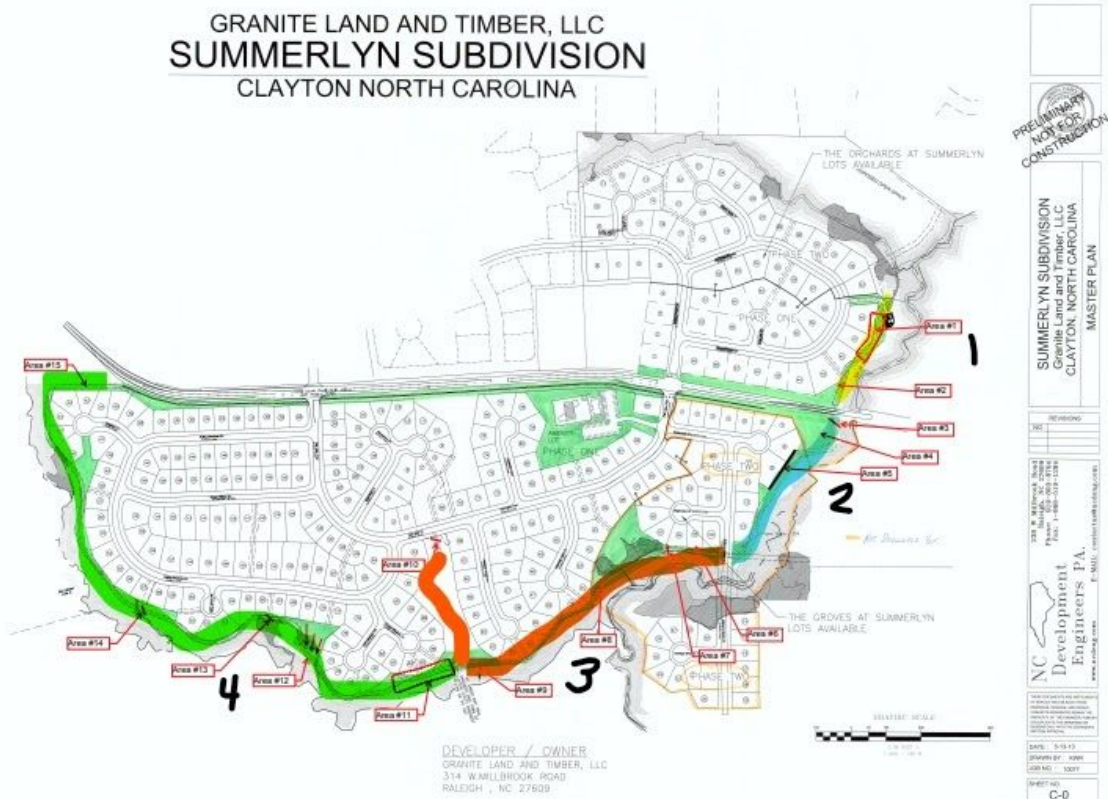
# Summerlyn HOA Greenway Proposal - 2021 Soft Plan

## Objective:

The main goal is to update and repair the privately-owned sections of the Summerlyn Community greenway which runs from the sewer pump station behind The Orchards, crosses Glen Laurel Road, and extends to the East Clayton Dog Park. It was found by a private inspection company in May 2019 that erosion and drainage concerns are substantial. Tom (HOA Board President) and Stephanie (HOA Board Secretary) have been reviewing the recommendations that were offered to remedy each section and wish to offer a strategic plan of action to begin budgeting for future repairs and updates.

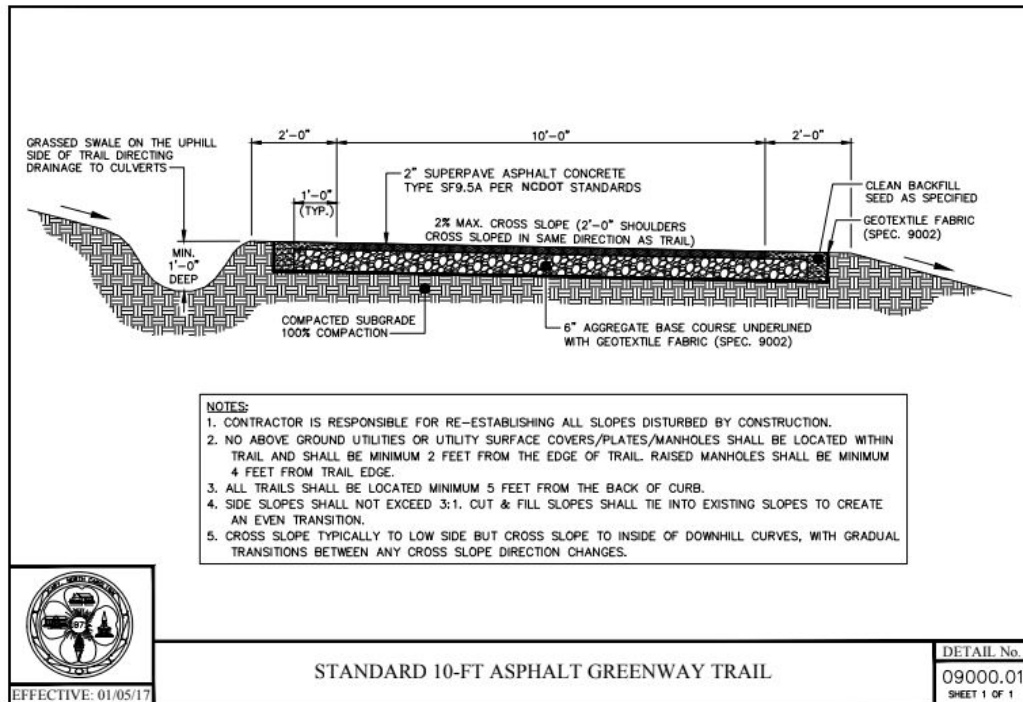
## Phase 1: Obtain Quotes for Repairs in Section 1

Please see sections and areas of concern on the included map, with each area numbered based on possible ease of repairs and cost in mind.



- Section 1: Yellow - Cherry Bark Loop/sewage pump station to Glen Laurel Roads
  - Section 2: Light Blue - Glen Laurel Road to Mulberry Banks Drive
- Section 3: Orange - Mulberry Banks Drive to the Oak Alley Trail entrance
- Section 4: Green - Oak Alley Trail entrance to the East Clayton Dog Park

Tom and Stephanie wish to obtain three quotes from local contractors for Section 1 as soon as the budget allows. Repairs would need to include a two-degree slope to allow sedimentation and water run-off to drain properly. The Town of Clayton requires a two-degree slope per their standards. Please see the following image for reference:



### Phase 2: Review Quotes for Repairs in Section 1 and Hire Contractor

Once quotes have been received, the HOA Board of Directors shall vote on whether the repairs can be done, and if so, hire the most reasonable contractor for work on Section 1. If the contractor is found to work well with the community budget and offers quality work, we shall obtain quotes on Sections 2 through 4 for planning and future budgeting. These sections require more repair, including but not limited to the need for a consistent two-degree slope throughout the greenway; repaving; erosion concerns around culverts; fatigue and cracking of pavement; and displacement of rip rap.

### Cost as of June 2019:

During the Summerlyn HOA Reserve Study that was completed in June of 2019, it was noted that a typical asphalt greenway has a lifespan of 15 years. At the time of the study completion, our greenway was estimated to last another 6 years. The estimated cost of repaving the whole greenway was \$84,000 with a budget projection for 2026. If the association's budget offers us the ability to repair and update the greenway in sections,

this would allow us to focus our energy more closely on each section to make sure modifications and repairs are made properly (versus a large blanket fix), which in turn would be more cost-effective in the future.

*Please note that this is a soft plan and may change based on need and expense at any time.*