



**The Arbors at Dogwood Creek
Arbors Improvement Association
611 South Congress
Suite 510
Austin, TX 78704**

September 10, 2024

AIA Homeowners
Elgin, Texas 78621

Dear Homeowner,

I want to share information that is important to you and your property. First, as a result of our Annual Meeting held on August 24, 2024, the following Board Members have been elected for the 2024-2025 term year:

Rob Humphrey - President
Dan Goldsand - Vice President
Dan Samuels - Treasurer/Secretary

Second, the Board has contracted with Alpha Paving to fully sealcoat Arbors Circle and Dogwood Trail beginning October 8 and finishing on October 16. This is a five phase project that is detailed in the enclosed material. The dates of the project are subject to change due to inclement weather.

Our roads are now 25 years old and have survived due to the periodic maintenance the Board has made over the years. If we were to replace these roads today, it would cost us over \$750,000.00; which we could only pursue with a special assessment. Since we are a gated community, we are responsible for maintenance of our roads. In order to keep them in good condition, it is important to seal them to keep water from breaking up the pavement and eroding the base. This project is expected to extend the life of the roads by at least 10 years.

The Board maintains a Road Maintenance Fund in our budget. Its current balance will just cover the professional sealing of Arbors Circle and Dogwood Trail this year at a cost of \$75,000. These roads were selected due to the highest volume of traffic on them. There will be consideration for sealing the next highest trafficked roads in the coming years as the budget allows.

Beginning October 8, sections of the roads will be closed to traffic. Only one side of a road will be closed for sealing at any time to allow limited resident traffic only to access property. Note the following considerations:

- No USPS mail will be delivered, no third party (Amazon, UPS, DHL, FedEx, etc.) deliveries will be allowed, and no non-resident (including contractor) vehicles will be allowed to enter the gates on days the project is scheduled. The gates will be closed on these days and volunteers will attend the gates to turn away non-resident traffic.

- No vehicles may drive on the sealer while cone markers are in place starting 7 AM of the scheduled dates. This action is taken to allow the sealer to cure properly for 24 hours. The sealer will stain vehicles, shoes, clothing and anything it comes in contact with while it is curing; looks like wet chocolate. Once the sealer turns black, it is safe to walk on. Our contractor recommends allowing the sealer to cure for 24 hours before driving on it.
- Individuals who disregard the barriers and choose to drive or walk on the wet sealer will be identified and directed to reimburse the Association the cost to repair the area where sealer has to be reapplied.
- The Association is not liable for sealer that comes in contact with your vehicle or your person should you choose to drive or walk on it before it is cured.
- This project is extremely important and is a cost to every member of the Association. Please be respectful of your neighbors as you drive on the open side of the road; you may have to pull into a driveway to allow another neighbor to pass.

Please consider the date(s) your property will be affected by this project. Be considerate of your immediate neighbors and support them as they park on the opposite side of the street so they have access to their vehicle. Consider allowing neighbors to park in your driveway if possible.

The Board has formally notified the School District and the Elgin Postmaster. USPS mail will be held at the Post Office on the scheduled days for pickup or will be delivered on the next available day. The Elgin & Bastrop ISDs will provide notice of expected changes to the bus route as necessary.

This project affects every member of the Association. We all need to support our fellow owners as we manage the minor inconveniences and changes to our routines for these specific days in October. Thank you in advance for your cooperation and support. Should you have questions, please address them by email or stop by and discuss in person with:

Rob Humphrey - president@arborsia.org	132 Elm Wood Drive
Dan Goldsand - dangoldsand@msn.com	130 Maple Leaf Trail
Dan Samuels - danrsam@hotmail.com	146 Spanish Oak Trail

Respectfully,

Rob Humphrey, President
Arbors Improvement Association

Enclosures

Sealcoat Information Sheet
Color Coded Phases Street Map
Sealing Phases & Dates

Arbors at Dogwood Creek Sealcoat Information

Road Closures for Sealcoat

The access to sections of the roads will be closed for resurfacing in phases for 24-hours at a time. This will cause some inconvenience for all residents. Thank you in advance for your patience throughout this process as we seek to sustain the life of the Arbors roads and thus improve property values. **The roads that will be sealed are Dogwood and the entire Arbors Circle.** This will be done in 5 Phases. You will be notified of the dates of each phase so you can plan ahead and move your vehicle if you plan to leave the subdivision during the day or evening of the specific sealing location.

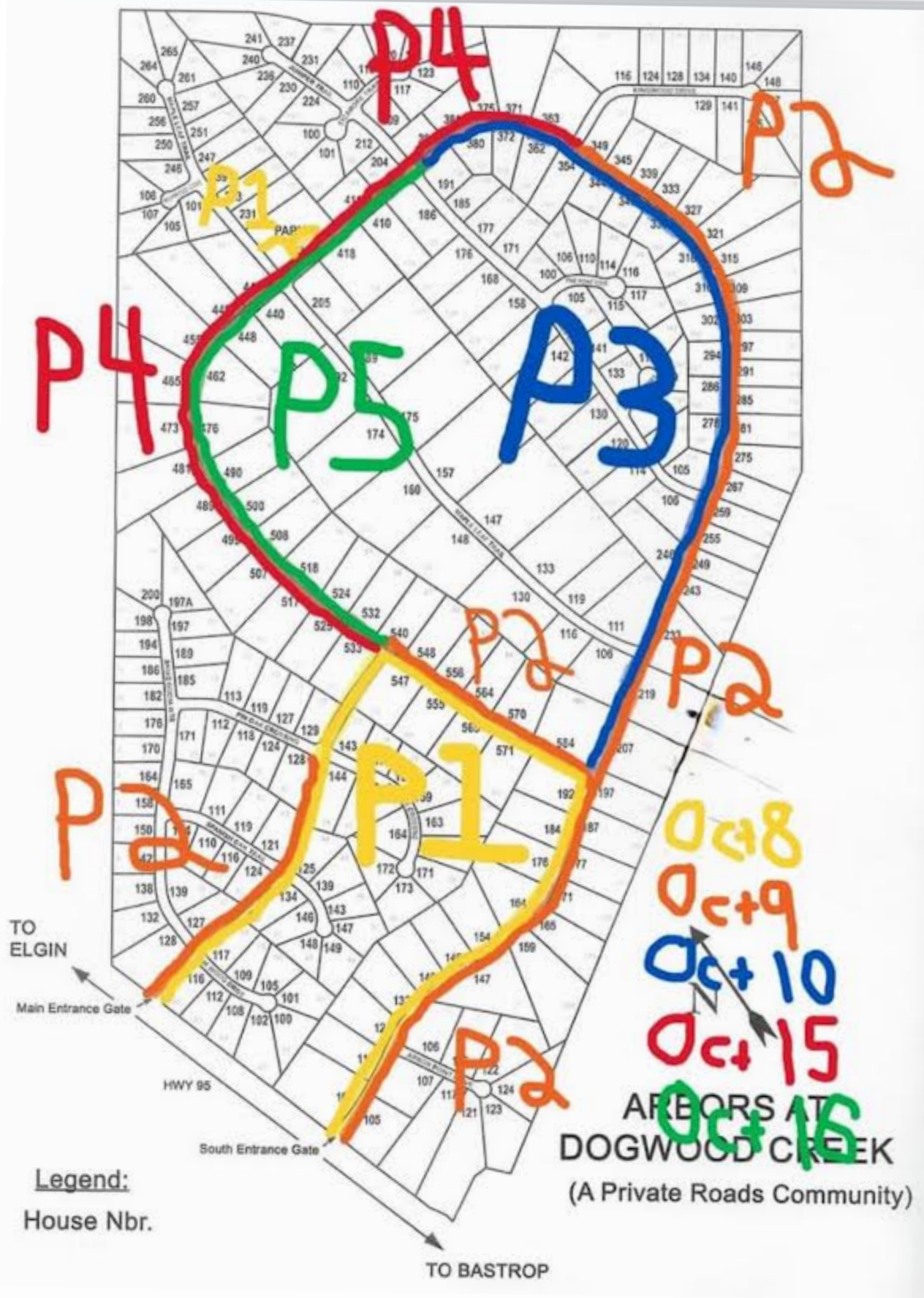
Please take note of general information below:

1. We will be sealing half of the road at a time which will necessitate advanced planning to relocate your vehicle in order to have access to an exit and entrance. Please move vehicles out of scheduled work area by 7:00am of the scheduled sealing work day. Sections of the roads will be blocked to access for 24-hours starting at around 7AM. If you need to leave during the day, either do so before 7AM or park your car outside of the scheduled work area and walk in/out on the grass. Please do not walk across fresh sealer. The sealer should be dry enough to walk on 4 to 6 hours after it is put down depending on drying conditions.
2. It will be necessary to plan to move your vehicle if you leave the Arbors after 7am. We will allow parking on the right-of-way on streets that will have access to the entrance/exit. You may want to talk with neighbors on other streets to see if you can park in their driveways. Since it takes 24 hours to cure the sealant, residents returning in the evening will be required to park across from the street that has been sealed. There will be cones or other barricades blocking the entrance to the road.
3. Since we have only one lane open, traffic will need to yield by either moving into the right-of-way or pulling into a driveway to accommodate passing traffic. Please be courteous and cautious when meeting another vehicle and keep speed to 10-20mph.
4. Use caution if you must walk across areas that are being resurfaced as the sealer may still be wet. **The wet sealer is shiny and chocolate brown. The Dry Sealer is a dark black color.** If in doubt, please walk around. It would be suggested to tie plastic bags on your shoes if you walk across the road. The Sealer WILL STAIN shoes, clothing, carpet, vehicles, sidewalks and driveways. Please keep pets and children indoors during work hours.
5. **Sections of the roads will be closed for 24 hours at a time.** Although you may not see any work taking place, to have adequate curing time the sealer must not be driven on for 24 hours or walked on for 4 to 6 hours. Any resident who moves barricades, drives on the freshly sealed road shall be charged for any repair costs to the road that may be incurred.

6. Barricades will be removed at or around 7AM each day. Please note that you will see tire marks/scuffs in the sealer and on concrete approaches and driveways for the first few weeks after the sealer is applied. This is normal in the curing process and will go away in around 30-60 days.
7. Please turn OFF Irrigation Systems the night before the work is scheduled to begin and do not turn them back on until the barricades have been removed.
8. Please do not schedule Landscapers, Contractors, HEB, Amazon, UPS, FedEx, DHL, home viewings, or other traffic during your Respective Phase as they will not be allowed to enter the Arbors between working hours.
9. Entrances will be manned during the hours of work to prevent or direct traffic when entering.
10. Mail will be delivered on streets that the mail truck can enter without crossing over the fresh sealant. This may mean that you will not receive mail on certain days when the roads are blocked.
11. School Bus...the Board will discuss with Elgin ISD bus dispatch.

All dates are subject to delays due to rain or weather.

If you have any conflicts with the closure schedule or have questions or concerns, please contact your Arbors Board Members



SEALING PHASES

DATES:

PHASE 1 Tues. Oct 8

PHASE 2 Wed. Oct 9

PHASE 3 Thurs. Oct 10

PHASE 4 Tues. Oct 15

PHASE 5 Wed. Oct. 16

Note: dates are subject to change due to inclement weather conditions.