

Although I would not classify this as an editorial, it will summarize my perspectives on the issues we face related to supervision of future work on infrastructure. (Like the road issue itself, this is not something that can be summarized in a tweet.)

In listening to comments made at the last several meetings, the following points have been made:

- We have been accumulating funds for a major roadworks project expected to start next year; the resurfacing of Governors Drive from the front gate to the Manly intersection. Rather than assess residents in one lump sum, we have essentially been saving money for this project through increased dues over a multi-year period. (For an explanation of this point, see the second page of the background paper on [Road Construction](#).)
- This road project was first on the list for two reasons. First was the overall bad quality of construction. It appears this is one of the sections of road that was built to a lesser standard than other interior roads; to a stress level of 3,000 lbs. per square inch versus 5,000 lbs. per square inch. Furthermore, there appears to be little or no baserock below the concrete slabs; which is not an acceptable standard. Second, this section has borne the heaviest burden of large construction vehicle traffic over the past twenty years.
- There are other sections of road that will need to be replaced within the next ten years; especially those that were built to the lesser 3,000 lbs. psi standard. As one goes back further into the community on somewhat newer roads, the condition is generally better. Nevertheless, all of our roads have a finite useful life and will eventually need to be replaced. It is just a question of when.
- It has recently become evident that many parts of our stormwater drainage systems are suffering and subject to failure. This stems from a combination of possible substandard original construction and/or simple wear and tear. Like roads, drainage systems will not necessarily last forever.
- Stormwater drainage repairs fall into two categories; those that must be repaired immediately and those that can be placed on a “to-do” list. Every year, we budget a certain amount for both categories and start with a “to do” list of a fixed number of projects. However, like the road repairs, we never know what the work will cost until the problem is (literally) uncovered. This year, costs have been higher than expected to the point that we will most likely not be able to finish all the projects on the “to-do” list without exceeding the budget.
- Therefore, it appears that, like the roads, we will be facing larger expenditures in the future for the repair and rehabilitation of our stormwater drainage systems.

- We live in a private, gated community that is, in many ways, run like a small town. We are responsible for our own roads, drainage systems and other infrastructure. We have to maintain and, when necessary, replace these systems. If we lived in a city, our property taxes would be higher, and the city would use that money to maintain these infrastructure systems. Portions of our annual dues are, therefore, equivalent to what we might otherwise pay in higher property taxes. We are going to pay for this work one way or another, and, since we live in a private community, we have to pay for it ourselves.

In my view, this leads to two important issues.

First, we will probably need to continue saving money each year for infrastructure projects. That means our dues will most likely not go down; nor should they if we wish to keep our infrastructure in decent condition. If anything, we may need to save even more money than we have to date to keep up with the necessary work.

Second, we should seriously consider hiring somebody with the necessary expertise to adequately manage engineers and contractors and to monitor ongoing work on our infrastructure projects. These are long term projects, and there is no guarantee that our volunteers, which serve limited terms on our committees and Board, will have the experience to properly manage this work over the long term.

The idea of hiring such a person was floated at the June Board meeting as one of several alternatives to deal with this issue. Hopefully, this idea will receive further serious consideration.