

What's Up with Our Roads?

Thanks again to all our members who responded to our spring survey regarding amenity priorities. Your overwhelming response as the number one priority is the ongoing maintenance and repairs of our roads. And for good reason – they need help!

Background

Prior to the 2016 Paving Project, roads were maintained and resurfaced by contractors selected in a bidding process with no professional oversight. The result? Roads simply did not hold up.

In preparation for the 2016 Road Project, the road committee sought advice from the Algonquin Township office on how best to approach a road construction effort. The answer was to consult with an advisory engineering firm to manage our resurfacing project from the bid process through final inspection. The consultant fee is a % of the entire project cost – a relatively low cost to protect the large investment of the project. Consequently, the committee engaged the services of an engineering firm highly recommended in McHenry County.

The consultant advised that the poor condition of our roads was likely due to little to no base. Therefore, the committee opted for a “Full Depth Reclamation with Cement” to ensure a base that would last approximately 25-30 years. This approach was confirmed necessary when the road was torn up and revealed essentially sand and dirt as the base of our roads. Any asphalt being poured over a non-existent base would break down within a couple of years.

The 2016 project was a huge success in terms of quality roads and the burden of start to finish placed on a professional engineering firm. Furthermore, based on consultant insights, we have saved money in the long run (due to the cost of resurfacing equipment mobilization and setup) by tackling larger road projects every 2-3 years rather than smaller annual projects.

Best Practices

The Board of Directors implemented the teachable lessons of 2016 as a Best Practice for future resurfacing projects and was followed throughout the 2018 Road Project and will be again in our 2021 Summer Paving project of Big Oaks, Bluff, Stone Gate and Trout Valley Road. The total cost of these larger projects is \$250k - \$300k and is ultimately finalized in terms of money available.

Wrapping it Up

Our current level of dues assessments is not enough to sustain the 2-3 year plan for road re-surfacing. The result is more deterioration of the roads that have not been addressed since 2016. What's the responsible action to take? You got it – let's get this work done right!

Thanks again for your time and attention – let's continue to stay involved to ensure we keep Trout Valley a great place to live!