

WLLA Road Committee Report July 18, 2020

The WLLA Road Committee did not officially meet in the month of June but several email exchanges were made regarding the Walker Lake Road run-off issue.

Asphalt Roads - Actionable Item (See pages below for pictures)

- Warner Paving completed the repair and paving of Seminole between Maple and White Spruce as well as the designated pavement repairs on Maple between Blackfoot and Seminole, and they patched and sealed all the open potholes.
- There are still some areas of “skin” patches which are a delamination of the road surface. These areas need to be repaired by either pavement repair or by repaving of the area. If any of the areas turn into a pothole we will fill them until the time we either do a pavement repair or a repaving in those areas.
- **Update and Action Item** – White Spruce Road damage (See pages below for pictures) -Warner Paving has submitted a bid for \$5,220 to repair and repave while pitching it so the water runs off to a right side ditch line on White Spruce from Cree to Seneca. Warner will also excavate a ditch line on right side heading towards Seneca to handle the water from the roadway so the roadway doesn't get washed out again. They will also line the ditch with 2 ½" stone to stop soil erosion. (Side note owner at 114 Cree will be paying Warner Paving an additional \$700 to have a culvert pipe put under his driveway on White Spruce. This pipe will be put in during the ditch excavation)

Recommend that Warner Paving & Excavation be awarded a contract for \$5,220 to repair and repave White Spruce from Cree to Seneca and excavate a proper ditch line including rock for soil erosion prevention.

- From 6/20/2020 report: As part of the White Spruce pavement repair project we will also need to ensure the water runs properly off the road. Michael has discussed the roadway drainage issue with the property owner of 114 Cree Road because certain upgrades on his property will need to be done to ensure we don't cause him a larger water problem than he already experiences. The property owner said he is willing to pay for the work that needs to be done to his property. It is important that both of these projects, ours and the owner's property are done simultaneously.

Gravel Road Regrading 2020 Proposal

- **Update:** Michael have been communicating with the owners of 119 Neversink and 116 Neversink about repairing the portion of this road (Neversink from Birch to woods towards Maple) properly to stop the continual roadway erosion. The owners are involved because there may be a need to put culvert pipes under their driveways which they would be responsible for the cost. No final plan or decision has been made as this in the planning stages. This road continually washes out and to continue to put “band-aid” repairs is just wasting money.
 - From 6/20/2020 report: Neversink Road between Birch Road and the woods towards Maple Drive will need additional work this summer. The roadway is very narrow and the drainage is non-existent on the middle portion of the roadway. The sides of the roadway are already washing out with the few rain storms we received since June 5, 2020.

Snow Plow, Road Grading, and Snow Plow Impeded Tree Branch Trimming Contract

- The agreed upon terms of this two-year contract is being put into written form. John Weber and RJ from Empire State Excavating will sign the contract before the end of July 2020. A clause is included in the contract that if Empire State Excavating fails to maintain Pennsylvania Workers Comp insurance WLLA will back-bill Empire for any payments, costs or fees WLLA would need to pay on Empire's behalf.

Signs at Walker Lake Entrance Points – Actionable Item (see updated sign info below)

- The sign that was approved last month will be 48 inches wide by 36 high. They will be reflective so they can be seen easily in the dark. The cost with shipping and tax for three (3) signs should be \$575.19. Proper anti-theft mounting hardware (nuts, washers, bolts) still needs to be purchased (less than \$100) from another company **Recommend to allow Michael to order three (3) signs with a budget of up to \$600, if needed, plus up to \$100 for anti-theft hardware with Michael being reimbursed once vouchers and invoices are submitted upon arrival of signs and hardware.**

Road side Drainage

The Rules and Regulations of Walker Lakeshores Landowners Association state in the “red book” on page 13 under Water Shed Responsibilities “1) Responsibility for the watershed. WL landowners (and tenants) are responsible for maintaining proper drainage from contiguous roads and culverts contiguous to their property, as well as from their own lawns and property. This includes avoiding the dumping of leaves, dirt, sand, or other debris into the culverts and drainage ditches. Culverts adjacent to one’s own property should be cleared on an “as needed” basis.”

- We have roadway water run-off issues throughout the community on WLLA owned roads, some being major issues. Failure to clean and maintain water run-off causes extensive and rapid roadway deterioration. We are experiencing areas where water cannot get to ditches, culverts or just be able to run off the road. In some areas the water runs across portions of gravel roadway causing erosion and washouts of roadway materials. There are also accelerated damage and washout of the asphalt roads where water stays on the road for days or where water runs along the pavement and not off to the side. In addition to the road damage due to standing water, there is a potential for hydroplaning as well as turning to ice during the winter months.
- WLLA notified all landowners in the newsletter, via e-mail, via Facebook post, via an insert sent to every landowner with their January assessment bill that is their responsibility to clean and maintain these areas. Some are so neglected and over grown that the land is now higher than the roadway and water is not able to drain from the roadway. WLLA has what is called umbrella drainage and water is supposed to run off to the sides.
- At the June 20, 2020, meeting it was suggested the road committee submit locations of issues and the WLLA office would notify the landowner. Michael submitted one the worst areas to the office but it may be felt by some board members that we can’t make the landowner dig a ditch. Pictures are below. A site visit at this location will show how the water runoff was never maintained in a number of years. The culvert pipes on the corners of the property appear not to have been cleaned or maintained in a number of years.
- The Roadway budget is underfunded to maintain the roadways. We do not have money to maintain water run-off, ditch lines and culverts which is clearly stated as the responsibility of the landowner.
- If WLLA must do this there is a major cost factor to it. Empire State Excavating cleaned ditches in another community in Pike County in early spring and the cost was \$9,465 a week for an excavator, operator, dump truck and dump truck driver. Plus the community had to provide a place to dump the excavated material.
- It is not known how long it would take to clear all the roads in Walker Lake because of the variables of each location. It also should be noted if WLLA was going to do this each location will have to be cleaned and cleared every couple of years to maintain the run-off properly. So it is an ongoing process, not a one-time, long-time fix.
- Failure to correct the roadway drainage is wasting our road fund monies as we are not getting the expected lifespan out of all sections of roadway.
- It is the opinion of the Road Committee Chairperson that either the WLLA Rules and Regulations must create a regulation where landowners who fail to comply after sufficient notifications will be charged a fee, fine or back bill the landowner so WLLA can pay for the work or to raise the Road Assessment fee \$100 a year for every landowner on a WLLA road and that money dedicated to cleaning all the drainage and in doing so remove the responsibility from the landowner to the Association. Either way something must be done.

Cleaning out of Storm Drains by Clubhouse

- This item is still on hold
 - From the 6/20/20 report: We received two bids for the cleaning of the storm drain inlets around the clubhouse area including the parking lot using a vacuum -jet rod truck. The bids are as follows:
 - McVac home office in New Haven, CT - \$3,250 plus \$165.00 per ton for disposal of sediment plus tax
 - TAM Enterprises from Goshen, NY - \$2,800 includes the disposal of sediment plus sales tax \$168
 - From the 6/20/20 report: We decided to hold off on awarding any bids at this time as we try to come up with a viable plan to try to better manage the storm water runoff in the area.

Walker Lake Road Water Runoff around Lakeview Park, Tennis Courts and Clubhouse

- This continues to be a water runoff problem that must be fixed.
- Michael spoke with Lake Committee Chair Peter Wulforth about finding an engineering firm knowledgeable in storm water management. Peter suggested that we try the Pike County Conservation District (PCCD) first. Michael spoke with Marianna the local rep from PCCD and she will be making a visit on Wednesday, July 22, 2020, at 10:30 AM. She will look at all the information WLLA has and see if she can make a recommendation to alleviate the water run-off issue. There is no cost to WLLA from PCCD.
- Ed Zimmermann shared via e-mail with the Road Committee extensive detailed observations of water flow in this area during the last heavy rain. We thank Ed for taking the time for going out in the rain and doing so.
- Bill Boehme shared via e-mail with the Road Committee some actions he took, since the last meeting and prior to Ed's observations, to redirect the flow of water as needed.
 - From the 6/20/20 report: It is felt that because this project to try to better manage the storm water runoff is not only important but we don't want to waste any money with doing things that wouldn't help manage the water runoff better, the Road Committee is asking to the Board to hire an civil engineer with storm water management to come up with a management plan that would use the drainage system that is already in place.


White Spruce Road Damage (caused by water)



Signs Cost (not including anti-theft hardware)

This was the price when Michael checked asking for a budget of up to \$600 for the signs in case something changes

6 Review And Confirm Your Order

Product	Description	Quantity	Price
	Reflective Aluminum 48" W x 36" H Shape: Rounded Corners (1") Printed Sides: Single Sided Drilled Holes Diameter: None Drilled Holes Location: None Standoffs: None Accessories: None	3	\$447.90

Leave a comment about your order

Subtotal	\$447.90
Shipping	\$94.73
Tax	\$32.56
Grand Total	\$575.19

Road Side Drainage Pictures

Birch between Blackfoot and Piute

Pictures start on next page

Water unable to run off the roadway due to buildup of vegetation



Overgrowth along road



This picture was taken several days after the top picture...water still laying there but not as much as it seeps into both the ground and into subgrade of the pavement



Notice the width of the roadway in the background of where the puddle is ... look at the deterioration the water is causing at this location also causes premature failure of road area next to it (see the extensive cracking)

