

## WLLA Road Committee Report May 16, 2026

### Winter Operations

- 2026-2027 snow season starts October 15, 2026

### Winter Materials

- We will be good to start winter season 2026-2027 with the materials we now have on hand.

### Gravel Roads

- Gravel roads will be inspected for spring repairs over the next few weeks.
- Need to fix holes, ruts, and erosion on many roads after this harsh winter

### Asphalt Roads

- Will look to see what small portions of the asphalt roads can be paved this year after the gravel roads are bid and bid accepted as we need to see how much funds will see be available in the budget.

## A Brief Analysis of Hemlock Road Work

- From WLLA May 2025 Road Report

#### Hemlock Road Repair

- Hemlock Road off of Walker Lake Rd, a gravel road, was torn up and down to mud in large areas this winter. We would have to add 2a modified stone the entire length. Instead, the Road Committee recommends paving this road using screened asphalt millings. Once millings are placed and compacted rolled, as the summer heats up and vehicles drive on it, it just becomes an asphalt road.
- We would pave two (2) 3-inch lifts. Meaning millings would be laid down 3 inches thick and compacted rolled, then once complete another 3-inch lift of millings will be added and the compacted rolled.
- Cost Comparison received verbally for an asphalt road with only three (3) inches of hot asphalt would be \$37,000.
- Two Bids received
  - Cross & Stripes Excavating & Hardscape \$8,480 but does not have worker comp which would cost WLLA appropriately \$9.37 per \$100 to cover the workers comp during the WLLA WC yearly audit.
  - Frenchman Excavating \$9,000
  - Total cost for Cross & Stripes would be \$8,480 + \$795 (WC) = \$9,275
- **Motion to award Frenchman Excavating a contract in the amount of \$9,000 to pave Hemlock Rd with 6 inches of millings.**
- **Motion to purchase up to twenty-five (25) loads screened millings from D&S Hauling not to exceed \$11,000**
- Hemlock would be paved for \$20,000 or less.

- Actual Hemlock Road Cost

- 2025

- Frenchman Excavating \$9,000
- D&S Hauling \$6519

- 2026

- Pocono Spray Patching \$13,125

- Total Cost \$28,644

- In which we got a six-inch loose and variable overall with millings and then will be sealed with a two layers of chip seal versus a three-inch loose and variable overlay with asphalt which was estimated by Warner Paving at \$37,000.

I also asked AI about chip sealing

**This is from AI on the internet after I asked if chip sealing was good after paving.**

### "Why Chip Seal After Paving?"

- **Preventive Maintenance:** It protects new or good-conditioned asphalt from UV rays, water damage, and oxidation, preventing the pavement from becoming brittle and cracking.
- **Cost-Effective:** It is significantly cheaper than a full asphalt overlay, often costing about one-tenth of the price.
- **Improved Safety:** The finished surface offers high skid resistance and better traction, particularly in wet or icy conditions.
- **Increased Longevity:** It acts as a protective "armor" **that can add 6-8 years of life to the surface.**

### Considerations

- **Temporary Inconvenience:** Loose rocks (chips) can be present for several days after the process, and low driving speeds are recommended during the curing phase.
- **Surface Appearance:** The result is a rustic, textured look, which differs from smooth, traditional asphalt.
- **Timing:** For best results, this is done when the road is still in good condition, rather than waiting for major failure.

"Chip sealing is popular for both public roads and residential applications like driveways due to its durability, low maintenance, and cost savings"

### When I asked if chip sealing was good after laying down clean millings for a road.

- "Yes, chip sealing over recycled asphalt pavement (RAP) or clean millings is a common, cost-effective method to create a durable, all-weather road or driveway. The process involves compacting the millings to create a stable base, followed by spraying a liquid asphalt emulsion and applying small, crushed stone aggregate that is rolled into the surface."

### Culvert Bridge over Walker Lake Creek

- From the March 2024 Report John R has brought up the need to include the culvert bridge over Walker Lake Creek in next year's reserve study. Not thought of until John's insight, this is a major asset that must be planned for future repair as it a vital egress and ingress of the community and the only access point on the northern end.

### Signs

- From the 1/17/2026 report: Must come up with a plan to clean the street name blade signs of the lichen growth
- From 9/20/2025 report: In the Spring we will need to purchase street sign blades for Cedar and Elm. Will also need some posts and other hardware.

### Unimproved Roads Requests

- None of these roads have been approved for takeover by WLLA. Builders were previously notified that roads that roads must be approved for WLLA to take over maintenance. None of these roads and/or portions of these roads have been completed satisfactorily for takeover.
  - Cedar off of Walker Lake Road
  - Elm off of Walker Lake Road
  - Iroquois off of Birch
  - Iroquois off of Maple
  - Maple past Onandaga
  - Cree off Maple

### **Trees**

- The office received a complaint that a broken tree limb was hanging over the road opposite 112 Pine. Felicia contacted the owner of the property on which the tree was located to inform them. The owner said they would have someone take care of it. Will follow up to make sure it was completed.

### **Drainage**

- Nothing to report