

Meeting Highlights 05/12

12 May 2026 / 6 PM / Pond Pavilion

Morrison Maierle engineers were gracious enough to offer their time to explain the conditions of our current roads and their recommendations for repairs and improvements. Here are a few highlights based on questions and concerns of some of our neighbors.

Why would VGHOA hire Morrison Maierle instead of bidding out other companies?: Morrison Maierle puts a bid set together with experienced engineers and seeks out the best crews to keep costs down and ensure the job will be done correctly.

How long do the roads last? Roads last around 20yrs. Phase 1&2 roads were first built in '94. The last phases in '00. Because VGHOA has been efficient at scheduling chip-seals & crack-seals over the past 20 years the base structure of the roads are good, however, the pavement needs work due to age, especially in phases 1&2

How can you tell that it needs to be redone? Engineers have depicted stress cracks that are visible especially in phases 1 & 2. Some areas are especially wearing. Due to age, the structural integrity is diminishing. If we get it before it fails (getting close) you can do a layer (about 1.5in) of asphalt over top without needing to dig to the base or needing to add 2+ in of asphalt all of which would add to the cost. If we wait another

year or two you'll likely miss the window. Doing the overlay sooner than later should ensure that the roads last another 20years with minimal maintenance. This time estimate is accounting for the severe weather changes our community endures.

Why not another chip-seal instead of a full road improvement?

Chip-sealing will not address the overall integrity of the roads. If we do not add the extra layer of asphalt and patching we risk the base being damaged which will increase the cost of repairs significantly.

What about our driveways? If a layer of asphalt is added will our driveways have a lip? The paving companies will mill and taper to transition your driveway regardless of its material (asphalt, concrete, gravel) and will not have a lip.

What about the other subdivisions that have been connecting to ours? Are they paying for using our roads and all of the construction vehicles coming through?

The other subdivisions have been charged various sums for using our roads. The money collected has gone into our road repair reserve and more is expected to be collected in coming months.

**Other questions and concerns addressed in the meeting will be available to read in the minutes which are posted within 3 weeks of the previous meeting.*