

# ROAD MAINTENANCE

---

OPTIONS FOR THE FUTURE



# TABLE OF CONTENTS

---

- Overview
- Paving
- Chip Seal
- Road Hardeners
- Current Maintenance
- Summary
- Appendix

# OVERVIEW

---

- The purpose of this document is to provide general information about the feasibility and pros and cons of different options available for maintaining or improving our roads
- This is in response to interest from owners about paving or chip sealing our roads.
- This information is not intended to be used for a vote but rather as a starting point for further discussion if it's determined there is enough interest in any of these options for the board to pursue more detailed information.

# PAVING

---

Cost ranges from approximately \$375,000 with no prior road prep up to approximately \$750,000 if road is prepped with a 4-inch base of ABC material

Sealer is recommended one year after installation and then about every 6-8 years thereafter.

Sealer would run about \$1 per square yard - approximately \$35,000

## Pros:

- Eliminates dust
- Reduces rough road/vehicle wear and tear
- Should last for 30-50 years if maintained properly – (timeframe varied between companies)

## Cons:

- Cost
- Will still require preventative maintenance over time – applying sealer, filling cracks, etc.
- Changes the ‘feel’ of the neighborhood from rural to more like a sub-division



# CHIP SEALING

---

Cost ranges from approximately \$185,000 with no prior road prep up to approximately \$528,000 if road is prepped with a 4-inch base of ABC material for a double chip seal

Another single layer of chip seal recommended after about 8 years. Cost about \$3.50 a square yard - \$123,000

Fog seal would run about \$1 per square yard - approximately \$35,000

## Pros:

- Eliminates dust
- Reduces rough road/vehicle wear and tear
- Less costly than paving

## Cons:

- Cost
- Not as durable as paving
- Will require preventative maintenance-fog seal and additional layers of chip seal over time

# ROAD HARDENERS

---

- Cost is approximately \$21,000 for the product and about \$65k for application
- Will last approximately 10 years. Full reapplication is required after that time
- May require some spot maintenance

## Pros

- Eliminates dust
- Reduces rough road/vehicle wear and tear
- Retains the rural feel of the neighborhood

## Cons

- Cost
- Product must be reapplied after about 10 years

# EXISTING MAINTENANCE

---

- Cost – approximately \$12,000 to \$14,000 per single job to grade and repair the roads
- Does not include an ongoing maintenance contract.
- Volunteers used to drag the roads in between road repair

## Pros

- Within current budget
- Keeps roads in good condition

## Cons

- Dust
- Additional vehicle wear and tear

# SUMMARY

---

- Paving, chip seal or road hardeners are all out of our current budget
- Even if we were to go to a more permanent solution for the roads, we wouldn't be able to disband the road association. Any of these options will require funds for ongoing maintenance
- If you have any feedback or input regarding the roads or these options, please send us an email or fill out a contact form on our website
  - [vdoma15@gmail.com](mailto:vdoma15@gmail.com)
  - <https://www.vdomaprescottaz.com>



# APPENDIX

---

Pricing and maintenance information provided by:

- Specialty Grading
- L Bar L Grading
- Cactus Asphalt
- Earth Resources
- Permazyne