

Notice of Commencement

Wintermere Pointe Road Re-Paving Project

July 6-July 17 +/-

The time has finally come to repave our community roads. Work will commence the week of July 6th to correct some of the valley gutters due to drainage issues and severe cracks. Milling of the roads will begin on July 13th and finish on July 14th. The repaving will be done from July 15th-17th. Attached are detailed instructions by the Engineer overseeing the project and the subcontractor, Seminole Asphalt Paving, Inc.

This is an investment that the Association has been setting funds aside in our reserves, however, it is the most costly investment that will be made since the community was developed.

It is extremely important that you take a moment to read the information regarding the process and what is expected of all of us for this project to be successful.

Please be advised that any damage done to vehicles and towing services required due to non-compliance will be at the owner's expense.

Resident Information

- We request your cooperation and patience in this large association investment.
- Preceding the roadway milling and paving work, will be some limited ancillary drainage curb and gutter remediations.
- **Actual milling and paving to commence the week of July 13th. Milling will take place on July 13th and 14th. Re-paving will take place on July 15th, 16th 17th and may extend to a further date.**
- **Maps will be prepared depicting the work schedule and associated work areas; this is a guide, and the schedule will vary. Please be aware of the crews and where they are working.**
- Large commercial trucks, garbage and trash collection services may need altering; individual landscape vendors need to be coordinated to avoid driving on areas during days that there will be paving.
- **Trash recycling and collections will be suspended on July 15th and 17th.**
- Residents' individual landscape vendor services need to be coordinated **BY THE RESIDENT** not to access areas that are being paved during July 15th-17th.
- If UPS/FEDEX/Amazon and similar deliveries are expected during paving days, please be aware there may be a delay, or please make alternative pickup

arrangements. Please coordinate with your community manager for any special needs or timing consequences.

- **For the entire timeline listed above, we ask that there be no street parking whatsoever. If vehicles are in the way and the owner cannot be located, the vehicle will be relocated at the owner's expense.** Please advise family members and fellow residents that we cannot have any vehicles hanging off their driveways onto the road, either, as they will obstruct paving machinery. **If any vehicles are damaged due to obstructing the roads, the homeowner will be responsible.**
- **DUST CONTROL:** The machines all have dust control mechanisms, but this is not going to manage all of the dust. **Please place vehicles in garages or relocate to avoid dusting. Please keep house windows closed.**
- **DO NOT RUN SPRINKLERS allowing water spread or runoff into the street FOR THE WORK DURATION.**
- No major traffic disruptions are anticipated; however, roadside parking will not be available *for the duration of the construction work in each section.*
- Construction will take place between 7 a.m. and 5 p.m., Monday through Friday. 7/13-7/17. Roadways will be blocked briefly during construction, and there will be short periods (a few minutes) when your driveway will be blocked, as construction progresses. Emergency access will be granted as needed. Please pay attention to flag men and road crew members, who can direct you safely to where you may go.
- Each section is completed in two phases of work, beginning with the milling of the road in which the existing pavement is partially milled. Traffic can pass over milled areas without harm to vehicle or pavement, prior to the tacking and paving (the second phase of large paving machinery). Please note that milling will create dust, however, this will be curtailed as much as possible. Street sweeping follows, which can be dusty as well, even with dust control measures.
- Paving workers and heavy equipment will be in the neighborhood throughout the scheduled work days and dates. Please use extreme caution when traveling on our roadways during this time.
- **On new asphalt, please make your vehicle turning movements while the vehicle is in motion, not from a stationary position – for 7 days MINIMUM following paving. The twisting motion of steering the tires can damage the asphalt if done while the vehicle is stationary.**
- The community main entrance and exit gates will have an illuminated message board that will provide updates on the progress of paving and alert residents to dangers.

What is being done?

- **Concrete curb and gutter repair:** Significant roadside concrete curb repair is necessary, and will precede the asphalt milling (pavement removal). The curb work will be spray painted, barricades will be used, and traffic disruption will be minimal. Please respect the safety of the workers and SLOW DOWN IN WORK ZONES.
- **Roadway milling:** The existing roadway surface will be removed using a milling machine. This will be the first step of repairing the road. The road may be driven on immediately after milling, and until that road section is closed for application of a road adhesive called “tack,” followed within 30 minutes by asphalt paving.
- **Tack coat placement:** A layer of tack coat will be placed immediately prior to placement of the asphalt. ***This tack coat can be very difficult to remove if it gets splashed onto your vehicle. Avoid driving on the tack coat! It will be placed a maximum of 30 minutes ahead of paving. There will be an approximately one-hour period after the tack coat is applied when it will not be safe to enter your driveway. The consequence of not adhering to this no-drive period would be tack coat tracking onto your driveway and possible permanent pavement scarring in front of your residence. The HOA will not be responsible for damages caused by not following the guidelines.***
- **Roadway paving:** Once the tack coat has “cured,” hot-mix Superpave asphalt will be placed on your roadway. The pavement will be placed by the paver, feeding from asphalt-laden dump trucks. This will be flattened, compressed and smoothed by two types of mechanical rolling machines, which are both steel-wheeled, and the rubber tired traffic rollers. When the rubber-tired roller has finished its work, you are at liberty to drive on your new pavement!

We appreciate your cooperation and patience during this construction process.

WINTERMERE POINTE HOMEOWNERS ASSOCIATION, INC. (‘HOA’)
c/o Mr. Alec Sembrat, LCAM/ Community Manager alec@swpmcfl.com