

SPVPOA Road Status as of 10-20-2021

The roads are looking great throughout the Association. Since we started the new plan of road improvements in 2017-2018 the road conditions have improved dramatically.

When we discovered a problem area it was researched to find the reason of failure in that specific area, then take actions to make as permanent a repair as possible to eliminate the problem repeating itself continuously. This approach has led to some sections being completely rebuilt resulting in better drainage and an improved base. Followed by our efforts to keep a noticeable crown on all our roads. This in turn has brought our labor and maintenance costs down significantly. Previously we would have to patch potholes throughout the Association every 4-5 weeks using materials (\$) and labor (\$\$) to keep the roads somewhat acceptable. Today there is just an occasional pothole that needs attention and no standing water on our roads.

We will continue our efforts of improving the roads for our members using the money as sparingly as possible. As we move thru from one section of road improvement to another our goal is to make sure the modifications, we implement are a more permanent fix. All the roads are important as each one leads to someone's property.

Ditch cleaning and cutting brush back from the edges of several roads are now a priority on our list. When the brush/limbs are out far enough to impede ditch cleaning, road maintenance and proper snow plowing its time to correct this issue. THANKS to the few owners who have already pitched in a cut back a lot of their road frontage! Believe me it was noticeable and greatly appreciated! 🙏...

If nothing unforeseen happens over the winter months, Potomac Overlook will get more needed improvement from Big Buck to Potomac Overlook Court this spring. As usual the winters' toll on our roads will dictate where improvements are needed.

NOTE -* Our stone covered roads will handle 15-20mph traffic and perform well. However faster speeds increase the washboard effect on our roads quickly. Just mentioning this as a lot of people don't understand what causes the washboards on our roads. There is the posted 15mph for this reason. It works!

Lewis Wills, Road Committee Chairman