

Sudden Valley Community Association

Policy: Priorities for Road Maintenance and Repair
Policy # 2009.03
Date: March 23, 2009
Page: 4

SVCA is responsible for 55 miles of private roads within the boundaries of Sudden Valley. The roads will be inspected in consultation with the road engineer when necessary or appropriate at least once in each five years. In the intervening years, the roads will be inspected by appropriate professional staff. The person inspecting the roads shall note all substantial defects and needed safety improvements and shall categorize them according to the below-listed priorities.

The General Manager (GM) is responsible for execution of actions for maintenance and repair of SVCA roads in accordance with the following established priorities:

Priority 1 Defective conditions that post a substantial immediate safety or environmental hazard or improvements that will provide a substantial increase in safety at a modest cost.

Priority 2 Defective conditions that will in, less than a year, deteriorate further and require more expensive repair.

Priority 3 Defective conditions that will in a period of more than a year probably require more expensive repair.

Priority 4 Defective conditions that if not repaired, are likely to cause some environmental damage over time.

Priority 5 Other conditions or safety improvements it would be desirable to address. Within the limits of available funds, the Board will attempt to complete all higher priority repairs and improvements before those of a lower priority. The Board may deviate from this policy for good and substantial reasons which shall be clearly and publicly stated. The Board may request Road Reserve dues increases when the costs of repair exceed the reserve funds available.

Additional Considerations in Setting Priorities:

- Physical characteristics of the roadway, (washout, alligatoring, excessive cuts, heaving, etc.)
- Volume and type of traffic (main roads with heavy truck traffic vs. quiet, little-traveled residential streets)
- Special Situations (e.g., earthquake damage)
- Age or estimate of future useful life

History: Rescinded _____ Superseded/Replaced _____ by Policy # _____