



PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.

Canton Administration Building

October 22, 2024

Zoom Meeting

6:00 p.m.

Members Present: Greg Hohenberger, Canton Township, Sunny Singh, Pheasant View, Carl Yoder, Fairways

Members Absent: Robert Aitken, Fairway Pines, Kevin Whitaker, Pheasant View

Others Present: Mike Sheppard, Manager, Deborah Dooley, Secretary, Charles Larocque, Canton Township, Jake Ensley, Spalding DeDecker

I. Call to Order

Mr. Hohenberger called the meeting to order at 6:03 pm.

a. Approval of Agenda

Mr. Hohenberger stated he wants to move Item 3.a. up on the agenda to the first item discussion.

Motion by Yoder, supported by Singh, to approve the agenda as adjusted.

Motion carried by all members present.

b. Approval of Minutes

1. September 10, 2024 PRRMA minutes.

Motion by Yoder, supported by Hohenberger, to approve September 10, 2024 PRRMA Minutes as presented. Motion carried by all members present.

II. Financial Activity Review

a. 2024 Budget

Mr. Sheppard stated with the dues from the HOA's and Canton's contribution, PRRMA get \$270,175 for the large construction project yearly. He stated he does not think it is possible to reduce the dues. Mr. Sheppard indicated this year so far on the expense side PRRMA has spent \$290,000 and there have not been any roadway repairs completed. Sidewalks on Cherry Hill are another \$40,000. He stated there are still some outstanding invoices. He just sent out the 4th quarter invoices which will create additional money.

b. Cash Flow Analysis

Mr. Sheppard stated with the September expenses, the cash reserve will end in 2024 at \$500,000. He stated with the removal of trees and stumps on Summit Parkway, there are some quotes for fixing those areas. He stated the reserve may end this year with \$450,000-\$500,000.

Mr. Hohenberger stated that \$450,000 plus \$290,000 will give PRRMA \$740,000 for next year. He stated we need to maintain \$200,000 in reserve and this will allow us approximately \$500,000 for projects in 2025.

Mr. Hohenberger, Mr. Sheppard and Mr. Laroque need to sit down and go through the ratings from Spalding DeDecker and consider the recommendations to finalize a plan. He stated the sidewalks maybe a critical issue for safety.

Mr. Sheppard stated he will update the PRRMA website and load maps for repairs.

There may be future discussions on dues increase.

III. New Business

- a. Spalding DeDecker Assessment, Roadway, Sidewalks and Curbs
Mr. Hohenberger stated Mr. Sheppard had been working with Jake Ensley. Historically, Spalding DeDecker has been providing PRRMA with an update on roads, every other year, and included sidewalks and curbs this year.

Mr. Ensley stated he is a Civil Engineering and Project Manager for Spalding DeDecker. He stated he has been working with PRRMA for the past 15 years working on roadway improvements. He stated he has been tasked with updating the roadways for the 3 subdivisions and Summit Parkway. He stated he uses the PASER rating modified on a 100-year scale. He provides maps for each subdivision with ratings coded and an index.

Fairways had an extensive amount of work completed last year. However, there are sections in the fair condition on the following: Country Club Lane, end of Sandalwood Court, small section on Glengarry and Inverness.

Fairway Pines had some recent paving. However, there are some areas in the fair condition: Glengarry, N & S. Overall, the pavements are in good condition with some potential resurfacing.

Pheasant View had a large program a few years ago. There are no poor areas. He stated the best solution is to seal as soon as possible.

Summit Parkway has some extremely poor sections. He stated since they have focused on the subdivisions over the past years, Summit Parkway is in worse shape. The issues are alligator cracking, creating potholes for long stretches that are in need of care.

Mr. Ensley stated from a budget standpoint he would focus on Summit Parkway.

Mr. Hohenberger stated this is the best these maps have ever looked since he has been involved with PRRMA. He inquired if Mr. Ensley would recommend getting areas cracked sealed this winter. Mr. Ensley stated there are open cracks and would recommend getting someone out soon. Winter is not the best time to crack seal. If not, spring or summer would be fine. There is a lot of freeze and thaw during winter months.

Mr. Ensley stated he reached out to Nagle to get some budget costs. He stated to resurface the brown (on the verge of needing repairs) areas or below are as follows for roadway:

Fairway Pines	\$418,980
Fairways	\$200,000
Pheasant View	\$ 19,200

Mr. Ensley stated both approaches in Pheasant View are either black top or asphalt for mill and overlay. He stated with it less heavily used concrete is not necessary and concrete is more costly.

Summit Parkway	\$454,500
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All work includes a 20% contingency. Mr. Ensley stated doing all the roadways would cost approximately 1 million.

Mr. Singh inquired when crack sealing is done is that the HOA's responsibility or PRRMA's. Mr. Hohenberger stated it is PRRMA's responsibility.

Mr. Ensley stated there is no PASER rating for sidewalks or curbs. He stated Spalding DeDecker followed the Township's criteria for sidewalk repairs. He stated one of Spalding DeDecker's engineers walked the entire site through all the subdivisions and Summit Parkway. A GIS program mapped his locations for issues, photo and number of flags on sidewalks and curbs. The findings are as follows for sidewalks:

Fairways	\$36,000
Fairway Pines	\$47,000
Pheasant View	\$43,000
Summit Parkway	\$17,000

Total	\$143,028.38 with no contingency
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Mr. Ensley suggested including a small contingency.

The findings for curbs are as follows:

Fairway Pines	\$1,405,200
Fairways	\$ 70,275
Pheasant View	\$ 21,300
Summit Parkway	\$ 58,650

Mr. Ensley stated the reason that Fairway Pines's cost is so much is that there was a bad mix in the design issues. He stated the paste used was causing a bad reaction causing the concrete to crack at the surface and disintegrate. He suggests replacing the whole 10–12-foot section. He stated he knows this is not realistic budget wise so Spalding DeDecker can go back out and review, listing only the areas absolutely necessary. The unit cost is \$75.00.

If a smaller section of the curb is cut and replaced the unit cost may go up.

Mr. Larocque stated with the ASR just patching will create void areas for water to freeze and thaw and make matters worse, patching will not hold up. Saw cutting will create new issues of crumbling. He stated this is not good pricing for 2-foot cuts. Mr. Hohenberger inquired if the curbs could be stretched out over a number of years. Mr. Ensley stated this is not critical for a roadway standpoint. However, it is a big problem for cracks and any disrepair creating new issues such as underground along the edges of the pavement.

Mr. Ensley excused himself at 6:40 pm.

- b. Next Meeting Date
Tuesday, November 12, 2024

IV. Adjournment

Motion by Yoder, supported by Hohenberger, to adjourn the meeting at 6:55 pm. Motion carried by all members present.

Future Agenda Items:

Tree Trimming