

Preston Falls Villas
Book of Resolutions Part 2., Item b.
Specification for Preston Falls Villas Driveway Replacement
Approved: 11/27/2012
Revised: 12/28/2018

1. Background

The HOA is responsible for driveway repair through its normal assessment process with an individual Homeowner. Due to the expense of driveway repair and the need/desire to engage the Homeowner in the process, the BOD developed a program of “partial assessment” that would both offset the cost of repair and force attention to what was becoming a problematic area for a number of Townhomes. The program was formally introduced in January, 2010.

The BOD’s assessment program would collect \$300 each year in the month of January as an Annual Assessment that would continue for 10 years, collecting a total of \$3,000 from each Homeowner. Each year five slots for \$3,000 each would become available. Homeowners were to submit an Architectural Form to apply for a “slot” for the calendar year for available driveway funds. When the work on the driveway was completed to this specification and a fully paid invoice was submitted to the BOD, the Homeowner would receive a reimbursement of \$3,000 toward the cost of the driveway repair. Note: An Alternative Payment Plan has been approved by the BOD, see #5 below.

In the beginning of the program, a number of Homeowners were eager to utilize the program and slots were rapidly taken. In today’s environment (2016) it is challenging to have Homeowners participate in the program. While a newly paved driveway free of cracks and stains does enhance the appearance of a Townhome and therefore the community, the verdict is still open as to whether or not the new drive would enhance value.

With the expense of driveway replacement continuing to rise, the BOD took a hard look at the cost and basis for its conservative driveway specifications versus the less stringent “Standard Driveway Specifications for the Town of Cary (TOC). In addition, the BOD looked at finding ways of having the “Driveway Refund” available at the time of final payment eliminating the requirement for the Homeowner to temporarily finance the refund amount.

The BOD no longer requires , but; highly recommends use of the PFV Driveway Specification.

2. TOC PFV Specification Comparison (condensed)

TOC

Remove existing concrete and 4” subgrade
4” ABC stone to compacted subgrade

PFV

Remove existing concrete and subgrade to clear debris
Road fabric installed on grade prior to installing stone

Turnout apron to TOC specification	4" ABC stone to compacted subgrade
4" of 3,000 psi fiber reinforced concrete	Turnout apron to TOC specification
Mat of reinforcement wire (fiber optional)	5" of 4,000psi fiber reinforced concrete
½" rebar dowels epoxied into garage slab	Mat of #3 rebar 2' on center both ways
	½" rebar dowels epoxied into garage slab

3. Basis and additional Cost for PFV Specification

- a) Fiber @ \$10 per cubic yard minimizes fine cracking due to curing and shrinkage. Fiber does not noticeably aid in failures due to compression (cracking resulting from heavy loads and /or poor subgrade compaction). \$420/1,000 sq. ft. drive (16' x 60').
- b) Geo Fabric or "road fabric" prevents soil washout from the extensive movement of ground water in the community. Water can be seen after rains at the base of our drives and in the control joints. Adds ~ \$250/1,000 square feet driveway surface.
- c) Rebar vs. Wire Mesh. Both reinforcements are designed to prevent cracking from compression and cracks widening. Our driveways receive traffic from heavy emergency and medical agencies without permission for use. Heavy traffic causes compression cracking if the foundation has shifted. In order for either mesh or rebar to be effective it must be installed and retained at a height about midway in the concrete pour. Rebar can be maintained at the proper level in the concrete pour for optimum strength, but; requires additional concrete (and cost) for coverage/placement. Wire Mesh is difficult to maintain at the optimum height in the concrete mix during installation. Rebar and the additional yards of concrete required adds about \$500/1,000 square feet of driveway.
- d) 4,000 psi concrete is recommended because it only adds about \$100/1,000 sq. feet for the additional strength.
- e) The substrate in this area is difficult to stabilize and our "conservative measures have been proven to minimize cracking. The collective conservative measures normally add ~ 10% to the price for smaller independent contractors that we use.

Note: Large paving companies and "road" constructors will charge a lot more for rebar due to their labor cost which carries high overheads.

4. Detailed PFV Specification

- a) All driveways are to be a minimum of 5" thick. Preferable thickness is 6".
- b) Excavate to clean soil. Remove all debris, organic matter including roots, must be approximately 6" compacted and then fine grade driveway base.
- c) 4,000 psi mix is the minimum acceptable concrete mix. Fiber reinforced concrete will help to prevent cracking. Fiber can be Nylon, PVA, fiberglass, or Polypropylene. Concrete mix must support freeze/thaw cycles with sufficient air entrainment. Contractor shall provide a copy of the batch mix report for presentation for payment.
- d) A fiber fabric/cloth mat is to be installed on grade prior to installing a minimum of 4" of ABC, washed stone for the driveway base.

- e) Driveway is to be reinforced with a rebar mat using #3 rebar installed on a 2-foot square grid. Lift clips should be used to center the rebar reinforcement in the slab.
- f) New driveway is to be doweled into the existing driveway or garage slab using ½” rebar and epoxy. Insertion into adjoining section should be 6”. Dowels should be spaced 2’ apart and be at least 12” long. Expansion material must be placed between the existing slab and the new pour to be doweled.
- g) Before inserting dowels into a “public” curb or sidewalk check with the city of Cary for their requirements for “turnouts”.
- h) Appropriate contraction control joints must be installed. No section should be over 12’ without a contraction control joint for a 5” thick pour.
- i) If there are multiple water supply lines currently running under the driveway, a 4” PVC pipe must be installed to serve up to three future water line replacements, 2” PVC pipe can be used for a single water line. Burial should be 18” and must project 12” on both sides of the drive. The Homeowner must make a record of where the pipe was installed as a distance from the garage door.
- j) Driveway should be checked for slope and drainage issues and where possible these issues be corrected at the time of installation.
- k) Driveways are to be finished with a “Broom” finish with an approximate four-inch smooth edging. Surface shall not be hard troweled.
- l) **Use of this minimum specification supplied by PFV HOA does not warrant or mean that the driveway will not crack or suffer other failure. PFV HOA assumes no liability for cracking or failure.**

5. Alternative Payment Plan

Prior to 2018, the PFV Driveway Specification required that the work on the driveway be completed to the PFV specification and a fully paid invoice was submitted to the BOD, the Homeowner would receive a reimbursement of \$3,000 toward the cost of the driveway repair. In 2018 an “Alternative Payment Plan” was approved by the BOD that provided refund payment coincidental with the final Invoice payment. The plan consists of the following:

1. Homeowners will provide a copy of the Executed Contract and an implementation schedule with a projected completion date to the BOD.
2. Homeowners will also provide BOD with contact information for the Contractor and BOD will obtain a Certificate of Insurance and a current W-9 from Contractor to have on file with Ammons Pittman (AP).
3. In advance of the completion date, the BOD will request a check (s) from AP to be made out to Contractor.
4. Homeowners will advise the BOD of the time and date for finalizing contract and paying Contractor’s Invoice (closing).
5. The check will be provided to Homeowners in advance of the final Invoice payment or a member of the BOD will join Homeowners and Contractor at closing to provide the Driveway Assessment Refund checks that will be made out to Contractor.

6. Homeowners will provide BOD a copy of the “Paid In Full” Invoice for HOA records.

This process is designed to mitigate expressed concerns regarding use of money, avoiding charges associated with liquidating assets and satisfying the BOD’s need for certain protections.