

# MAINTAINING SEVEN OAKS ROADS

## Roads in Older Neighborhoods Get Seal Coating

**A** little over a year ago, the November 2011 CDD article in the *Seven Oaks News* explained that the CDD Board had approved a bid to seal coat some of the main roads at Seven Oaks. These roads included Ancient Oaks Blvd from S. R. 56 to the north traffic circle and Summergate Blvd. The article also provided a chart that showed the CDD Reserve Fund would be in the red **\$5,117,550.48** in 2044. In case you would like to review the November 2011 article, it is now posted on the Seven Oaks Website along with the other CDD articles that have been in the *Seven Oaks News* for the past year. Just go to the website, click on "CDD", click on "Newsletter Archive", and then click on the title of the article. This article will provided an update on the roads that were seal coated last year, the ones to be seal coated this year, the plan for neighborhood and main roads to be seal coated in the future, and what the CDD

Board did to reduce the amount the Reserve Study will go into the red in future years.

### Roads Seal Coated November 2011

As projected in the November 2011 article, Ancient Oaks Blvd from S. R. 56 to the north traffic circle and Summergate Blvd were seal coated (see picture below). Residents have asked about the black coating wearing off where the vehicle tire paths are most prominent (see picture on next page). This is very noticeable on curves as well as where cars turn into the neighborhoods due to the extra friction created in these areas. Although our preference would be for the roads to continue looking like they did when they were first coated, appearance is not the reason for the seal coating. The purpose of the coating is to extend the life of the roads by protecting them from sunlight and chemicals that can shorten the life of the asphalt and seal the small cracking and

protect the base from water intrusion. Just because some of the black color has been worn off does not mean that the protective sealing has been removed. The sealant is still protecting the asphalt and thus saving all of us repair costs.

### Neighborhood Roads 2012 - 2013

The CDD Board has decided to seal coat the roads in some of the older neighborhoods. These include the ones in the chart on the next page. The roads in the newer neighborhoods will not be done during 2012-2013. These neighborhoods include the following: Copperleaf, Crosswinds, Knollpoint, Sabal Point, Stonecreek, Villas of Deer Run, and Watermark. Since the CDD is not responsible for maintaining the parking lots for the commercial properties and the roads within Colonial Grand Apartments, Windsor Club Condos, Villas at Willow Creek, and Silverleaf Townhomes, these also were not

included.

### Four Options to Seal Coat Roads

The engineer briefed the following four options that the CDD Board could consider:

**Option 1 (Half Road):** This option would seal coat half of the roads at a time has the disadvantage that the driveways in many neighborhoods are not large enough to keep half of the driveway open allowing residents to access their driveways while the seal coating is drying.

**Option 2 (Double Section):** This option would seal coat one side of the road at a time leaving gaps every few hundred feet for cars to pull over to avoid oncoming traffic. The portion of the road that was sealed would be closed for 24 hours to allow for drying. It has a parking problem because of the trees between the sidewalk and the road. This would require residents to park and walk to their houses making this option possible, but inconvenient.

**Option 3 (Short Section):** This option would seal coat short sections at a time. It is about 44 percent more expensive because it is very labor intensive.

**Option 4 (Quick Dry):** This option would be to apply a new product that has a shorter drying time. At the January 9, 2013 CDD meeting, the engineer briefed us that the drying time in Florida would not be reduced enough to justify the extra cost.



DuraSeal asphalt sealing and Paving put a seal coating on Ancient Oaks Blvd in November 2011

At the January 9, 2013 CDD

meeting, the Board decided for the engineer to work with our district manager to develop a plan using option 1 that would allow adequate parking while the seal coating is drying. This plan will be briefed to the Board at the February 20, 2013 CDD meeting.

### Future Maintenance Neighborhood and Main Roads

During the past year, our engineer recommended that the main roads be seal coated every three years and the neighborhood roads, since they have less traffic, be seal coated every five years. The CDD Board agreed. To implement this schedule, the Reserve Study allocates \$136,924.71 during the 2014 - 2015 budget year to seal coat all the main roads, to include the ones seal coated last year plus Ancient Oaks Blvd from the north traffic circle to Eagleston Blvd, Mystic Oak Blvd, and the short portion of Eagleston Blvd from Ancient Oaks Blvd to Bruce B. Downs Blvd. To continue this schedule, the Reserve Study allocates enough funds in budget years 2017-2018, 2023-2014, 2026-2027, 2029- 2030, etc. to seal all the main roads.

The Reserve Study allocates \$275,592.38 in the 2017 - 2018 budget year to seal coat all roads in the neighborhoods. This includes the roads in the neighborhoods that will be seal coated this year, the ones not seal coated mentioned earlier in the article, and entries to commercial areas. To continue this schedule, the Reserve Study allocates enough funds in budget years 2022-2023, 2027-2028, 2032-2033, 2037-2038, etc. to seal coat the areas mentioned in this paragraph.

### Reserve Study Status Next 30 Years

During the past year, the CDD Board has reduced the amount the Reserve Fund will go into the red in 2044 from \$5,117,550.48 to \$1,329,671.68. As explained in the November 2011 article, the CDD Reserve Study went into the red starting in 2040. Due to revised cost estimates and when the work will be done, it will now go into the red starting in 2035. When the CDD Board discusses next years budget in a few months, this will be looked at very closely to insure the Reserve Fund is not underfunded.

Streets to be Sealed 2012 / 2013 Budget				
Neighborhoods	Option 1	Option 2	Option 3	Option 4
Amberside / Coventry	9,596	11,804	13,836	15,067
Brookforest	5,879	7,232	8,525	9,230
Edenfield/Villas of Edenfield	11,467	14,105	16,737	18,003
Fairgate	4,950	6,089	6,700	7,772
Grassglen	3,721	4,577	5,310	5,842
Lakeside	9,201	11,318	13,571	14,446
Palmetto Bend	5,310	6,532	7,346	8,337
Pinecrest / Forest Edge	11,659	14,341	17,017	18,305
Shoregrass	10,152	12,487	14,606	15,939
Springwood	4,500	5,535	6,124	7,065
Stillbrook	5,986	7,363	8,584	9,398
The Laurels	3,400	4,182	4,909	5,338
Willowstone	7,133	8,774	10,476	11,199
<b>Total</b>	<b>92,954</b>	<b>114,339</b>	<b>133,741</b>	<b>145,941</b>



The black seal coating on Ancient Oaks Blvd shows signs of fading but still protects the asphalt