

LAKE TRAIL COMMITTEE FAQ

The Lake Trail Improvement Committee has created a common question FAQ document to answer questions related to the 2020/2021 Lake Trail Improvement Project. The questions below are the most common questions asked by residents regarding this project.

Why did the HOA look into a trail project? The HOA wanted to restore the trail to its original specifications when the subdivisions opened. The trail was in a state where it was usable but not conducive for easy ongoing maintenance. Some aspects of the trail have changed since the inception of the original trail such as tree growth, shifting ground, erosion, other plant growth and so on. The intended scope of work accounted for these changes while maintaining the spirit of the original intent of the trail. Additionally, per the Reserve Study for the community, this asset was scheduled for replacement in 2020 which initially started the timeline projection for funding and consideration by the Board.

Did the HOA obtain competitive bids from accredited landscaping experts? Yes, The HOA obtained multiple bids commensurate for a project this size. All bids were presented to the Committee and Board for discussion purposes.

How were bids evaluated? Bids were solicited by Graham management through an RFP (request for proposal) process. The bids received were evaluated by our committee who recommended one based on the price, their experience, adherence to specifications, warranty, work in other subdivisions known by Graham and their reputation after diligent review and discussion among committee members. The Board of Directors performed their own, independent review and received the recommendation from the Committee during the Board meeting prior to making an official decision.

How were the costs of this project funded? The Reserve Study accounted for \$121,000 as a replacement cost total for this project to be completed in 2020. The Reserve study figures did not include funding for the benches that are in the lake trail areas, tree replacement costs or paved entry areas. There was additional funding available due to the savings made over the years and a total of \$170,000 was available for use. The proposals received ranged from \$113,900- \$272,000. The selected contract was agreed at \$125,000 and allowed for the costs to replace the benches (all), replace trees that have died, and complete paver resetting in areas where trip hazards were present without exceeding any costs from the available funding.

Could the trails have been wider? The trails could have been any width. However, the agreed upon width was 4 feet which is standard for a sidewalk and was the original standard. The committee and HOA approved expanding the width of the trails at the entrances to 6 feet transitioning down to 4 ft. A wider full trail was not feasible due to some areas where widths were restricted by trees and due to a significant increase in the cost of materials to have a wider trail around all three lakes. This width was decided early in the project to ensure that all vendors bid on the same scope of work as available widths varied greatly in different locations on the lake, and unanimously agreed by the Board to be better to return to a standard width throughout the trail during these discussions.

Is the trail width exactly 4 feet wide in areas away from the entrances? The intention is for it be about 4 feet wide uniformly. As installed, it may be slightly narrower or wider in some places within a tolerance. Some accommodation had to be made for trees along the trail as well. On average it works out to about 4 feet as a standard width and this has been inspected by the Committee and Board during the work by the vendor. The Committee did recommend to the Board to increase the width at the entrances from 4 feet to 6 feet, and this has been completed.

What makes the trail project different than leaving it as it was before? The trail was in a state of disarray with many areas uneven and old trail edging was protruding. Simply adding patchwork material was not a sustainable solution as repairs eroded quickly with our weather variations. As the Reserve Study correctly predicated the age that replacement would be needed for improvement, there was no

need to approach this from a “patchwork” standpoint as money was funded and available for use as a capital project.

Why does there have to be an edge to the trail? The edging keeps the integrity of the trail and materials together extending the life of the walkable areas significantly. It keeps erosion to a minimum and packs the materials together for a better long term overall walking experience. The original installation also included edging, which was removed and replaced for this Improvement project. Some of the original edging had been missing or removed over the last several years as the trail deteriorated and was not addressed because of the extent of erosion and cost repairs would have been in a “patchwork” type of repair, which would have been funded from the Operating budget, and would not have been a capital project.

Why are some of the areas of the new trails uneven? It's quite possible there are areas like this now and that will develop in the coming weeks as we experience more rain and walking. The vendor has warranted the trails for two years for workmanship and materials (which was a factor in them being chosen). The plan is to let the trails settle after 90 to 120 days and revisit areas that need attention with more materials, refreshes and to compress areas as necessary. It is an ongoing process to evaluate until it completely settles.

Aren't the trail edges too high in some places? The trail edges are intended to keep the integrity of the trail materials. There has to be some delineation between the two surfaces to do so for minimizing erosion. The HOA will evaluate options to continue to add value to our common areas.

How should I maintain social distancing while walking on the trails when I am walking one way and someone else is walking towards me? The trails are the same width as standard sidewalks. Be courteous and use common sense. It is relatively safe to step off the designated trail in most areas to allow you or the other person approaching you to temporarily step off the trail as you pass each other. You should use caution near inclines and again use common sense when deciding where to step off the trail. Once you pass the other pedestrian(s) you can get back on the trail and resume your walk.

What other changes can be made to the trail? At this point, the trail project is where it is based on the specifications set forth for its completion. There was a process as described above to go through to initiate, evaluate, maintain and complete the process. The HOA will continue to monitor the trail and all common areas to keep our home values high and offer high quality amenities to our residents.

When will the final big lake trail and final primary scope of work be complete? Weather permitting and unforeseen circumstance, the trail will be open sometime during the week of March 21, 2021. As stated in a previous question, there will be ongoing refreshes to all trails as the materials settle, rain, weather and from walking.

Could the trails project have been managed differently? There is always room for improvement. The vendors give progress reports to the trail committee members and Graham. The committee members did periodic walk throughs individually and as a group with the vendor to evaluate progress. Any issues of workmanship required decisions or items outside the scope of work were communicated with the vendor for resolution in a timely manner. Anything that required HOA votes or approval was forwarded as necessary for additional review and decision. Committee members are volunteers from the community, and this search was in progress from 2019 through mid-2020 prior to beginning the project, and was discussed heavily in Board meetings leading up to these appointments by the Board.

Should there have been more communication about the trails and why did I not know more about it? The HOA has monthly meetings where all items are discussed. There is a need for more volunteers for committees, newsletter content, to develop community events as well as get the word out to neighbors. General updates were provided through the email system. Any person can ask to speak at the HOA open forum portion and be listed officially on the agenda. The HOA always wants the best for the overall well-being of the neighborhood just like you do. The annual calendar reflecting all of the dates for each monthly Board meeting is posted to the website and available upon request from management.

Meetings are always the 2nd Thursday of each month. Meeting minutes are also available on the website at any time, as well as other HOA records that are available for homeowner review at any time. While we would like to provide everyone with every piece of documentation available for each project, the HOA is limited to communication via mail, email and website announcements. If you are not registered with the website to receive these important updates and information, please go to our website and register now. www.woodwindlakeshoa.com It only take a few minutes and is so important for communication and urgent matters.