



# Eastern Gardens Co-op

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## ASPHALT CONCRETE REPAIRS SCHEDULE DATES & TIMES



As part of Eastern Gardens Capital Improvement Program (CIP), the Board of Directors approved to contract with Sierra National Asphalt for asphalt concrete (AC) repairs to our carport and driveway areas. The project will include i) clean entire asphalt areas, ii) the sealing and filling of all cracks ¼ inch, iii) dig out, remove and replace with new asphalt on those areas that have severe alligating (cracking), iv) seal coat the entire asphalt areas, v) restripe/paint all existing arrows, crosswalk, carport areas, handicap & visitor stalls. Prior to the AC repairs, EG maintenance will replace existing concrete bumpers that show signs of severe breakage.

The project will consist of two parts. First, the dig out, removal and replacement of asphalt areas previously identified that require the repairs, which will require one full day. Secondly, after a two week waiting period allowing the new asphalt to set and cure, a seal coat will be applied over a two day period, and finally, the painting and stripping. See schedule dates, times and maps, any questions please contact the office.

- **Monday, August 19, 2013 beginning 7am to 7pm - Dig out, removal & replacement, see Map #1.**
- **Monday, September 9, 2013 beginning 7am to 7pm - Seal Coat, see Green Area Map #2.**
- **Tuesday, September 10, 2013 beginning 7am to 7pm - Seal Coat , see Red Area Map #2.**

I wish to call to your attention to the following requirements of the membership and also precautions to help you perform a better job to protect you, your family and property.

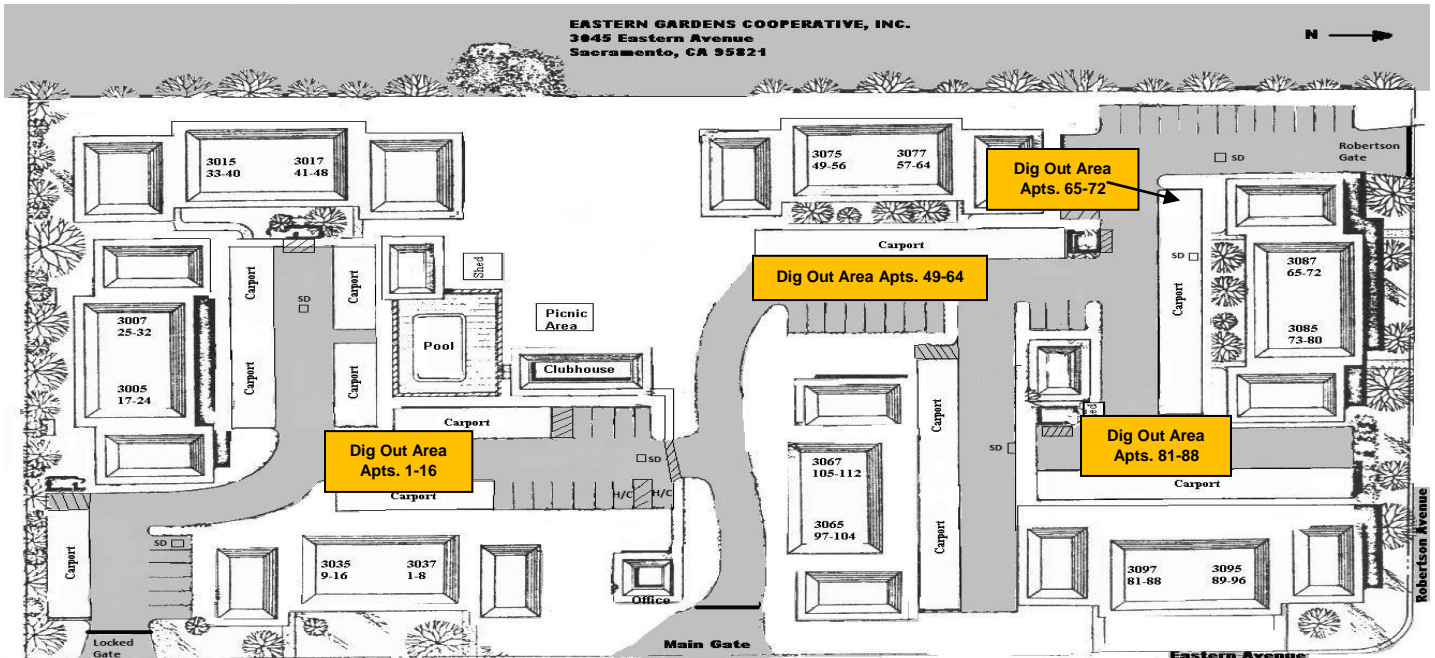
- **During the dig out, removal and replacement of asphalt for those designated areas (see map#1) will be necessary for the protection of those members vehicles who are affected, and must remove their vehicles from their carport on August 19, 2013 from 7am to 7pm.**
- **During the Seal Coat and Painting process (see map#2) which is scheduled in September, ALL VEHICLES MUST BE REMOVED PRIOR TO 7AM OF THE SCHEDULED DATE. If not, vehicles will be towed at your expense. Eastern Gardens, management or the contractor will not be held liable. If out of town, please make arrangements with friends or family to move your vehicle prior to the dates listed.**
- **Keep your children and pets away from the driveway/carport areas while work is being performed. Warn your children to be careful while riding their bicycles. Large pieces of equipment are involved.**
- **Check the bottoms of your shoes before walking into your apartment. Loose rocks of AC can be picked up and tracked into carpets or scratch floors.**
- **Warn family and guests to drive slowly and to observe all warning signage and barricades; the pavement can be slippery because of the loose rock.**
- **Continue to park your vehicle off the pavement until the initial work is completed.**
- **The product when new, may appear soft and tender, but over time the AC will age and harden and become less susceptible to scaring and other driving related issues.**
- **Different driving techniques may be required during the curing cycle; such as avoiding sudden stops and starts on the surface treatment. Stationary turning of the front wheels may cause scaring, which will become a cosmetic eyesore for the paved surface areas. “DRIVE SLOWLY”**

I realize the inconvenience this can be to members and residents, but the alternative of doing nothing will result in accelerated pavement deterioration requiring very expensive pavement overlays and reconstruction much earlier. Such an option is neither cost effective nor feasible within Eastern Garden's CIP budget. Everyone's cooperation and understanding is appreciated which assures the success of the Eastern Garden's Capital Improvement Program.

Sincerely,  
Theresa Williams, Eastern Gardens Community Manager

**MAP #1 (Dig Out, Removal, & Replacement)**

1. Dig out areas on map #1 designate those apartments requiring their vehicles to be moved prior to work.



**MAP #2 (Seal Coat & Painting)**

1. Green = Seal Coat & Painting will be applied on Monday, September 9th. 7am-7pm

2. Red = Seal Coat & Painting will be applied on Tuesday, September 10th. 7am-7pm

**NOTE: ALL VEHICLES MUST BE REMOVED ON THE DATE SCHEDULED BEFORE 7AM OF THE START DATE OTHERWISE IT WILL BE TOWED AT THE OWNER'S EXPENSE.**

